

AUCKLAND UNITARY PLAN OPERATIVE IN PART

PROPOSED PLAN CHANGE 89 (Private)

Clevedon Quarry

SUMMARY OF DECISIONS REQUESTED

Enclosed:

- **Explanation**
- **Summary of Decisions Requested**
- **Submissions**

Explanation

- You may make a “further submission” to support or oppose any submission already received (see summaries that follow).
- You should use Form 6.
- Your further submission must be received by 01 May 2023
- Send a copy of your further submission to the original submitter as soon as possible after submitting it to the Council.

Summary of Decisions Requested

Plan Change 89 (Private) - Clevedon Quarry					
Summary of Decisions Requested					
Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary of Decisions Requested
1	1.1	Robert Peter Rishworth	peter.rishworth@me.com	Decline the plan change	Decline the plan change
2	2.1	Roscommon Properties attn: Sherin Walker	pwalker@ashfordlodge.co.nz	Decline the plan change	Decline the plan change
3	3.1	Nicola Squire	philandkimsquire@gmail.com	Decline the plan change	Decline the plan change
4	4.1	Colin Bryant	colin@bryantbuilders.co.nz	Decline the plan change	Decline the plan change
5	5.1	Gael Bryant	gael@bryantbuilders.co.nz	Decline the plan change	Decline the plan change
6	6.1	Carl Roger Green	carl_green_nzl@yahoo.co.nz	Decline the plan change	Decline the plan change
7	7.1	Kirsten hewitt	kirsten@fpes.co.nz	Decline the plan change	Decline the plan change
8	8.1	Anthony and Trish Peters	pukerangi1@ctra.co.nz	Decline the plan change	Decline the plan change
9	9.1	Vic and Christine Holmes and family	vic@whitehalltech.co.nz	Decline the plan change	Decline the plan change
10	10.1	Kate Keane	katekeane@xtra.co.nz	Decline the plan change	Decline the plan change
11	11.1	Matt Strang attn: Matt Strang (David Reid Homes)	matt.strang@davidreidhomes.co.nz	Decline the plan change	Decline the plan change
12	12.1	Jo Bell	jo.bell@think.org.nz	Decline the plan change	Decline the plan change

Plan Change 89 (Private) - Clevedon Quarry					
Summary of Decisions Requested					
Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary of Decisions Requested
13	13.1	Nicole Heald	nicole@jhf.co.nz	Decline the plan change	Decline the plan change
14	14.1	Marc Kimpton	muriel13@rocketmail.com	Decline the plan change	Decline the plan change
15	15.1	Sarah Kimpton	muriel13@rocketmail.com	Decline the plan change	Decline the plan change
16	16.1	Lydia Kimpton	lydiajkimpton@gmail.com	Decline the plan change	Decline the plan change
17	17.1	TA True & Jkw Brown	2truetiffany@gmail.com	Decline the plan change, but if approved, make the amendments I requested	Decline the plan change
17	17.2	TA True & Jkw Brown	2truetiffany@gmail.com	Decline the plan change, but if approved, make the amendments I requested	The PPC proposal should outline SAL intentions to further develop the Clevedon Quarry including timeframe and scale given the likely precedence this PPC could set
17	17.3	TA True & Jkw Brown	2truetiffany@gmail.com	Decline the plan change, but if approved, make the amendments I requested	The PPC proposal should include a new resource consent
17	17.4	TA True & Jkw Brown	2truetiffany@gmail.com	Decline the plan change, but if approved, make the amendments I requested	Required upgrades to roading and other infrastructure should be resolved before rezoning occurs

Plan Change 89 (Private) - Clevedon Quarry					
Summary of Decisions Requested					
Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary of Decisions Requested
17	17.5	TA True & Jkw Brown	2truetiffany@gmail.com	Decline the plan change, but if approved, make the amendments I requested	Formal agreement between SAL and AT should be required (before rezoning).
18	18.1	Robert James Peters	kiwipetersagogo@gmail.com	Decline the plan change	Decline the plan change
19	19.1	Isabella Grace Curran	izzygcurran@gmail.com	Decline the plan change	Decline the plan change
20	20.1	Jonathan Ford	jford@gpcasiapac.com	Decline the plan change	Decline the plan change
21	21.1	Belinda Clarke	djcbmc@gmail.com	Decline the plan change	Decline the plan change
22	22.1	Liz Robertson	lilybit13@gmail.com	Decline the plan change	Decline the plan change
23	23.1	Anthony T Curran	nztonycu@gmail.com	Decline the plan change	Decline the plan change
24	24.1	Kepa Enterprises E.T.I attn: Graeme kepa	graemekepa333@gmail.com	Decline the plan change	Decline the plan change
25	25.1	Laura griffin	laura.griffin5@hotmail.com	Decline the plan change	Decline the plan change
26	26.1	Dianne McArdle	teammc@xtra.co.nz	Decline the plan change	Decline the plan change
27	27.1	Greg Tucker	greg@tunkr.co.nz	Decline the plan change	Decline the plan change
28	28.1	Hannah Gosbee	hannah.m.gosbee@gmail.com	Decline the plan change	Decline the plan change
29	29.1	Michelle Barnes	michelle@nzjewellers.co.nz	Decline the plan change	Decline the plan change

Plan Change 89 (Private) - Clevedon Quarry					
Summary of Decisions Requested					
Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary of Decisions Requested
30	30.1	Susan Carolyn Curran	nzcurran@gmail.com	Decline the plan change, but if approved, make the amendments I requested	Decline the plan change
30	30.2	Susan Carolyn Curran	nzcurran@gmail.com	Decline the plan change, but if approved, make the amendments I requested	Provide bridal way for walkers and equestrian
30	30.3	Susan Carolyn Curran	nzcurran@gmail.com	Decline the plan change, but if approved, make the amendments I requested	Provide sound proof fencing and planting for residences affected.
31	31.1	David Ieuan Jenkins	hi@ieuan.net	Decline the plan change	Decline the plan change
32	32.1	Heather Mary Jean Kean	hzkean@gmail.com	Decline the plan change	Decline the plan change
33	33.1	Hayley Billman	hayley.billman22@gmail.com	Decline the plan change	Decline the plan change
34	34.1	Georgia Billman	georgia.billman4@gmail.com	Decline the plan change	Decline the plan change
35	35.1	Wayne Billman	billybillman23@gmail.com	Decline the plan change	Decline the plan change
36	36.1	Jenna Billman	jenna.billman2@gmail.com	Decline the plan change	Decline the plan change

Plan Change 89 (Private) - Clevedon Quarry					
Summary of Decisions Requested					
Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary of Decisions Requested
37	37.1	Sophia Yetton	sophiayetton@gmail.com	Decline the plan change, but if approved, make the amendments I requested	Decline the plan change
37	37.2	Sophia Yetton	sophiayetton@gmail.com	Decline the plan change, but if approved, make the amendments I requested	Provide a two way bridge for Tourist Road
37	37.3	Sophia Yetton	sophiayetton@gmail.com	Decline the plan change, but if approved, make the amendments I requested	Provide secure load rules for trucks
37	37.4	Sophia Yetton	sophiayetton@gmail.com	Decline the plan change, but if approved, make the amendments I requested	Provide a footpath around all of Clevedon which does not impede on the grass verge which are frequently used by the equestrian community.
38	38.1	Clevedon Cares Inc AND Clevedon Community and Business Association Inc attn: Mary Whitehouse	mwhitehouse017@gmail.com	Decline the plan change, but if approved, make the amendments I requested	Decline the plan change

Plan Change 89 (Private) - Clevedon Quarry					
Summary of Decisions Requested					
Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary of Decisions Requested
38	38.2	Clevedon Cares Inc AND Clevedon Community and Business Association Inc attn: Mary Whitehouse	mwhitehouse017@gmail.com	Decline the plan change, but if approved, make the amendments I requested	Covenant land which is being converted from SPQZ to RPZ as native bush
38	38.3	Clevedon Cares Inc AND Clevedon Community and Business Association Inc attn: Mary Whitehouse	mwhitehouse017@gmail.com	Decline the plan change, but if approved, make the amendments I requested	Recognition that the roads which are used by trucks using the quarry have deteriorated.
38	38.4	Clevedon Cares Inc AND Clevedon Community and Business Association Inc attn: Mary Whitehouse	mwhitehouse017@gmail.com	Decline the plan change, but if approved, make the amendments I requested	Provide an explicit undertaking that the existing conditions of consent will be continued in any new resource consent

Plan Change 89 (Private) - Clevedon Quarry					
Summary of Decisions Requested					
Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary of Decisions Requested
38	38.5	Clevedon Cares Inc AND Clevedon Community and Business Association Inc attn: Mary Whitehouse	mwhitehouse017@gmail.com	Decline the plan change, but if approved, make the amendments I requested	That the consent condition limiting truck movement through Clevedon Village be extended, it having been for only 5 years from 2018.
39	39.1	Eve Osborne Rosenhek	eves.territory@gmail.com	Decline the plan change	Decline the plan change
40	40.1	Tamsin Watson	justam95@gmail.com	Decline the plan change	Decline the plan change
41	41.1	Sophie Kate Bruce	sophiesfabrics@xtra.co.nz	Decline the plan change	Decline the plan change
42	42.1	Lauren Christensen	lccontractors@xtra.co.nz	Decline the plan change	Decline the plan change
43	43.1	Paula Mitchell	allenmitchell@xtra.co.nz	Decline the plan change	Decline the plan change
44	44.1	Elizabeth Miller	elizabethregina900@gmail.com	Decline the plan change	Decline the plan change
45	45.1	Sara Stodart	sara.stodart10@gmail.com	Decline the plan change	Decline the plan change
46	46.1	Kate Ormond	kateormond17@gmail.com	Decline the plan change	Decline the plan change

Plan Change 89 (Private) - Clevedon Quarry					
Summary of Decisions Requested					
Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary of Decisions Requested
47	47.1	Gary	gary@wiltonfarm.co.nz	Decline the plan change	Decline the plan change
48	48.1	Clevedon Protection Society attn: Tristan Peter Ilich	tristan.ilich@gmail.com	Decline the plan change, but if approved, make the amendments I requested	Decline the plan change
48	48.2	Clevedon Protection Society attn: Tristan Peter Ilich	tristan.ilich@gmail.com	Decline the plan change, but if approved, make the amendments I requested	The PPC proposal should outline SAL intentions to further develop the Clevedon Quarry including timeframe and scale given the likely precedence this PPC could set
48	48.3	Clevedon Protection Society attn: Tristan Peter Ilich	tristan.ilich@gmail.com	Decline the plan change, but if approved, make the amendments I requested	The PPC proposal should include a new resource consent
48	48.4	Clevedon Protection Society attn: Tristan Peter Ilich	tristan.ilich@gmail.com	Decline the plan change, but if approved, make the amendments I requested	Required upgrades to roading and other infrastructure should be resolved before rezoning occurs
48	48.5	Clevedon Protection Society attn: Tristan Peter Ilich	tristan.ilich@gmail.com	Decline the plan change, but if approved, make the amendments I requested	Formal agreement between SAL and AT should be required (before rezoning).

Plan Change 89 (Private) - Clevedon Quarry					
Summary of Decisions Requested					
Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary of Decisions Requested
49	49.1	The Tokomaru Trust attn: Tristan Ilich and Tina Ilich	tristan.ilich@gmail.com	Decline the plan change	Decline the plan change
50	50.1	Sheryl McKinley	sem@orcon.net.nz	Decline the plan change	Decline the plan change
51	51.1	Dean Turner	deanturnerpm@gmail.com	Decline the plan change	Decline the plan change
52	52.1	Jamel Cindy Schultz	jamel_ayache@baxter.com	change, but if approved, make the	Decline the plan change
52	52.2	Jamel Cindy Schultz	jamel_ayache@baxter.com	Decline the plan change, but if approved, make the amendments I requested	The PPC propool should outline SAL intentions to further develop the Clevedon Quarry including timeframe and scale given the likely precedence this PPC could set
52	52.3	Jamel Cindy Schultz	jamel_ayache@baxter.com	Decline the plan change, but if approved, make the amendments I requested	The PPC proposal should include a new resource consent
52	52.4	Jamel Cindy Schultz	jamel_ayache@baxter.com	Decline the plan change, but if approved, make the amendments I requested	Required upgrades to roading and other infrastructure should be resolved before rezoning occurs

Plan Change 89 (Private) - Clevedon Quarry					
Summary of Decisions Requested					
Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary of Decisions Requested
52	52.5	Jamel Cindy Schultz	jamel_ayache@baxter.com	Decline the plan change, but if approved, make the amendments I requested	Formal agreement between SAL and AT should be required (before rezoning).
53	53.1	Warwick Troup	warwicktroup@gmail.com	Decline the plan change	Decline the plan change
54	54.1	Krystle Troup	krystle.a.troup@gmail.com	Decline the plan change	Decline the plan change
55	55.1	Karyn mitchell	karynmark@xtra.co.nz	Decline the plan change	Decline the plan change
56	56.1	Diane Frances Myers	diy.myers@gmail.com	Decline the plan change	Decline the plan change
57	57.1	Hendrikus Johannes F Slebos	PO Box 28 Clevedon South Auckland 2248	Decline the plan change	Decline the plan change
58	58.1	Julie Parmenter	j.parmenter@barfoot.co.nz	Decline the plan change	Decline the plan change
59	59.1	Philip Andrew Way	pwayne@seriousprojects.co.nz	Decline the plan change	Decline the plan change
60	60.1	Heritage New Zealand Pouhere Taonga attn: Alice Morris	amorris@heritage.org.nz	Accept the plan change subject to amendments	Accept the proposed plan change PP89 (Private) with amendments as required to protect historic heritage and archaeology following the completion by a qualified archaeologist of an archaeological assessment of the area to be re-zoned to SPQZ on 439 Ottau Mountain Road and 646 McNicol Road.

Plan Change 89 (Private) - Clevedon Quarry					
Summary of Decisions Requested					
Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary of Decisions Requested
61	61.1	Gordon Mackenzie	hydelodgenz@gmail.com	Decline the plan change	Decline the plan change
62	62.1	Kelli-Jo Walker	kelli@thewildfermentary.co.nz	Decline the plan change	Decline the plan change
63	63.1	Sarah Baillie	sarahclearwater@hotmail.com	Decline the plan change	Decline the plan change
64	64.1	Clevedon resident attn: Brendan Kingsley Vallings	brendan.vallings@xtra.co.nz	Decline the plan change	Decline the plan change
65	65.1	Gavin Andrews	gavin@logoprint.co.nz	Decline the plan change	Decline the plan change
66	66.1	Kathy Gibson	gibsonkathy16@gmail.com	Decline the plan change	Decline the plan change
67	67.1	Edward Thomas Griffiths	edward@jetit.co.nz	Decline the plan change, but if approved, make the amendments I requested	Decline the plan change
67	67.2	Edward Thomas Griffiths	edward@jetit.co.nz	Decline the plan change, but if approved, make the amendments I requested	That this plan change be considered ONLY if the applicant commits to no further plan changes for a period of 15 years.
68	68.1	Yvonne Mary Lake	yvonnemlake50@gmail.com	Decline the plan change	Decline the plan change
69	69.1	Harriet Pilkington	harrietdesigns@gmail.com	Decline the plan change	Decline the plan change

Plan Change 89 (Private) - Clevedon Quarry					
Summary of Decisions Requested					
Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary of Decisions Requested
70	70.1	Anthony Basil Thompson and Thelma Joy Thompson	thelton@xtra.co.nz	Decline the plan change	Decline the plan change
71	71.1	Caroline Greig	cgreig@xtra.co.nz	Decline the plan change	Decline the plan change
72	72.1	Catriona Hitchman	chitchman@xtra.co.nz	Decline the plan change	Decline the plan change

Submissions

Alice Zhou

From: Unitary Plan
Sent: Monday, 30 January 2023 2:01 pm
To: Unitary Plan
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Robert Peter Rishworth

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Robert Peter Rishworth

Organisation name:

Agent's full name:

Email address: peter.rishworth@me.com

Contact phone number:

Postal address:
34 Quinns Road,
Clevedon
Papakura 2585

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:
Plan Change 89 Clevedon Quarry

Property address: 546 and 646 McNicol Road and 439 Otau Mountain Road, Clevedon

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:
Any expansion of the quarry operations will be detrimental to me as a nearby property owner, especially the potential of increased truck movements

I or we seek the following decision by council: Decline the plan change

| 1.1

Submission date: 30 January 2023

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Sherin Walker
Date: Friday, 3 February 2023 9:00:39 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sherin Walker
Organisation name: Roscommon Properties
Agent's full name:
Email address: pwalker@ashfordlodge.co.nz
Contact phone number:
Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 89
Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:
Property address: 546/646 McNicol rd clevedon
Map or maps:
Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:
1/ environmental damage done
2/ heavy traffic increase and safety concerns
3/damage done to local roads by HT

I or we seek the following decision by council: Decline the plan change

2.1

Submission date: 3 February 2023

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Nicola Squire
Date: Friday, 10 February 2023 2:01:45 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Nicola Squire

Organisation name:

Agent's full name:

Email address: philandkimsquire@gmail.com

Contact phone number:

Postal address:
1/1327 Alfriston Road
RD1
Manurewa
Auckland 2576

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:
impact to roading

Property address: Brookby and Alfriston Primary Schools

Map or maps: 359 Brookby Road, Brookby 2576 and 1379 Alfriston Road, Alfriston, Auckland 2576

Other provisions:
5.9. Transportation Effects

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
There will be an increase in vehicle movements compounding safety issues at both Alfriston and Brookby Primary Schools and the respective roundabouts. The surrounding roading network is currently inappropriate and roading maintenance is extremely poor, particularly the narrow Alfriston Bridge is a hazard.

I or we seek the following decision by council: Decline the plan change

3.1

Submission date: 10 February 2023

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Colin Bryant
Date: Monday, 13 February 2023 11:01:02 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Colin Bryant
Organisation name:
Agent's full name:
Email address: colin@bryantbuilders.co.nz
Contact phone number:
Postal address:
P O Box 96
Clevedon
Auckland 2248

Submission details

This is a submission to:

Plan change number: Plan Change 89
Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:
Private plan change 89
Property address: 546 & 646 McNicol Road, Clevedon & 439 Otau Mountain Road, Clevedon
Map or maps:
Other provisions:
Essentially this is a quarry extension.

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
The plan change will reduce the rural productive land which will change our community.
Increased truck numbers will congest our already damaged roads.
Loss of safe recreational access to the Wairoa Gorge.
Destruction of the southern stream.
More sediment & debris flowing into the Wairoa river.
Impact on our native bats that have recently been discovered along the Wairoa river.

I or we seek the following decision by council: Decline the plan change

4.1

Submission date: 13 February 2023

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Gael Bryant
Date: Monday, 13 February 2023 11:15:51 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Gael Bryant
Organisation name:
Agent's full name:
Email address: gael@bryantbuilders.co.nz
Contact phone number:
Postal address:
P O Box 96
Clevedon
Auckland 2248

Submission details

This is a submission to:

Plan change number: Plan Change 89
Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:
Private Plan Change 89
Property address: 546 & 646 McNicol Road, Clevedon & 439 Otau Mountain Road, Clevedon

Map or maps:

Other provisions:
This is an extension to the quarry.

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
The plan change will reduce the rural productive land which will change our community.
Increased truck numbers will congest our already damaged roads.
Loss of safe recreational access to the Wairoa Gorge.
Destruction of the southern stream.
More sediment & debris flowing into the Wairoa river.
Impact on our native bats that have recently been discovered along the Wairoa river.

I or we seek the following decision by council: Decline the plan change

5.1

Submission date: 13 February 2023

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Carl Roger Green
Date: Friday, 17 February 2023 3:45:38 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Carl Roger Green
Organisation name:
Agent's full name: Carl Roger Green
Email address: carl_green_nzl@yahoo.co.nz
Contact phone number:
Postal address:
Auckland
Auckland 2582

Submission details

This is a submission to:

Plan change number: Plan Change 89
Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:
The Private Plan Change application by Stevenson's seeks to rezone land at 546 and 646 McNicol Road and 439 Otau Mountain Road, Clevedon. The rezoning seeks to change land from Special Purpose Quarry Zone (SPQZ) to Rural Production Zone (RPZ) and other land from RPZ to SPQZ in the Auckland Unitary Plan (Operative in Part) 2016.

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

We are concerned about the adverse effects that this change will have on our community.

With the building of new houses and retirement village underway in Clevedon it is not appropriate to increase the quarry activity with increased truck numbers. The roads are already in a poor state due to the number of heavy trucks using them and adding more traffic will only make this worse.

If the council is serious about their climate emergency, it should not be encouraging increased trucking activities in the area.

The quarrying activity will adversely affect the Wairoa River which is already subject to flooding during heavy rainfall. Further quarrying activities only risk damaging the river further and putting the local community at risk.

The local community is opposed to this change and the council should not be able to ignore local public opinion on this matter.
For these reasons we oppose the plan change and trust the council will act in a manner that serves the local community's expectation that the plan change will be rejected.

I or we seek the following decision by council: Decline the plan change

6.1

Submission date: 17 February 2023

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Kirsten hewitt
Date: Monday, 20 February 2023 5:30:56 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Kirsten hewitt

Organisation name:

Agent's full name:

Email address: kirsten@fpes.co.nz

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:
Inappropriate use of land, adversely effects environmental

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
Inappropriate use of land, adversely effects environment

I or we seek the following decision by council: Decline the plan change

7.1

Submission date: 20 February 2023

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Anthony and Trish Peters
Date: Monday, 20 February 2023 8:45:39 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Anthony and Trish Peters

Organisation name:

Agent's full name:

Email address: pukerangi1@ctra.co.nz

Contact phone number:

Postal address:
203 Otau Mountain Road
Clevedon
Auckland 2585

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:

Increased local traffic volumes in McNicol and Tourist roads, and environmental damage to the Wairoa River caused by further sedimentation due to increased volumes taken from the quarry.

Property address: 203 Otau Mountain Rd

Map or maps:

Other provisions:

We oppose the plan change on the basis that it will drastically increase the number of truck movements on our local roads.

There is also concern that Otau Mountain Road will be used as a potential access to the head of the quarry as access from this road is already there.

Our road has already experienced a major slip exacerbated by the ongoing logging operations up this road, and this will be further compromised with any further increases in heavy vehicle traffic.

We request that Auckland council , if this plan change is allowed, minimize the volume of traffic and operating hours within the existing consent.

We are also concerned that with the increase in adverse weather events due to climate change that this increase in production will further compromise the areas safety on the event of further flooding

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
As mentioned above

I or we seek the following decision by council: Decline the plan change

8.1

Submission date: 20 February 2023

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: vic@vnh.co.nz
To: [Unitary Plan](#)
Cc: office@vnh.co.nz
Subject: PC89 (Private) Clevedon Quarry
Date: Monday, 20 February 2023 4:11:45 pm

Dear Auckland council planners,

We have been residents on McNicol Road Clevedon (384) for over 40 years and oppose granting this plan change.

9.1

This looks like an underhand way of avoiding a resource management issue to expand this quarry which is already a blot on the landscape in one of Auckland's prime rural visitor areas. We have preserved 2 x 10 acre bush blocks behind our section which are now regarded as "SEA" and in fact the whole of this area should be regarded by Council as such rather than turning it industrial.

The roads cannot sustain the weight of trucks already that come from this quarry – it used to be paradise where people from all over could come and ride horses, swim in the river, walk trails and cycle – now people take their life in their hands to do these things. Conditions imposed by Council on the existing resource consent (over 4 years ago) have not been met – eg construction of bridal trail etc to compensate for the roads being unsafe. It is bad enough in private cars using the one-way bridge on Tourist Rd.

We feel it is time for Council to prioritise social and cultural values in one of the jewels in Auckland's crown and stop our Wairoa River being silted up during weather events such as we have just seen – this is obviously going to be on-going. I know that I speak for many who may not have seen this and are ignorant of the consequences.

Regards

Vic and Christine Holmes and family

Mobile 027 595 2072

For business queries please contact: vic@whitehalltech.co.nz

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Kate Keane
Date: Wednesday, 22 February 2023 1:15:53 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Kate Keane

Organisation name:

Agent's full name: Kate Keane

Email address: katekeane@xtra.co.nz

Contact phone number:

Postal address:
154a Chesham Lane
Clevedon
Clevedon 2585

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:
Clevedon Quarry

Property address: McNichol Road, Clevedon

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:
The proposed change will severely impact local residents

I or we seek the following decision by council: Decline the plan change

10.1

Submission date: 22 February 2023

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Matt Strang
Date: Wednesday, 22 February 2023 1:45:44 pm
Attachments: [Clevedon Protection Society Submission PPC 89 Clevedon Quarry 24-02-23_20230222133141.971.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Matt Strang

Organisation name:

Agent's full name: Matt Strang (David Reid Homes)

Email address: matt.strang@davidreidhomes.co.nz

Contact phone number:

Postal address:
matt.strang@davidreidhomes.co.nz
Clevedon
Auckland 2582

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:
All of it

Property address: 1 Rossbern Lane Clevedon

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:
Too many trucks and silt issues.

I or we seek the following decision by council: Decline the plan change

11.1

Submission date: 22 February 2023

Supporting documents
[Clevedon Protection Society Submission PPC 89 Clevedon Quarry 24-02-23_20230222133141.971.pdf](#)

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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24 February 2023

**Submission - Private Plan Change 89 - Clevedon Quarry
Clevedon Protection Society 2017 Incorporated**

These submissions are made on behalf of the Clevedon Protection Society 2017 Incorporated ("CPS") in respect of its submission opposing the application by Stevenson Aggregate Limited (SAL) to rezone land at the Clevedon Quarry ("the Proposal") via a Private Plan Change ("PPC").

CPS was formed in 2017 by a group of concerned residents to oppose the expansion of Clevedon Quarry. CPS reached a mediated settlement with SAL (formerly Fulton Hogan) in the Environment Court. CPS is a member of the Clevedon Liaison Group ("CLG") which was established to oversee the ongoing management and operation at Clevedon Quarry.

CPS strongly opposes the Proposal and seeks that it be declined. If the Hearing Commissioners are minded to approve the PPC, changes are sought to better avoid, remedy, and mitigate significant adverse effects of the Proposal.

Due to recent significant weather events including Cyclone Gabrielle, CPS has had limited time to seek expert advice and engage with its members to prepare this submission. The issues identified below outline our key concerns and additional evidence may be provided prior to any Hearing.

CPS's Concerns

1. The Proposal seeks to swap the extent of the Clevedon Quarry's ("the Quarry") Special Purpose Quarry Zone ("SPQZ") located in the northern half of 546 McNicol Road with a relocated SPQZ at 646 McNicol Road to the south of the existing Quarry. The land to the north which is proposed to be swapped includes an Outstanding Natural Feature overlay ("ONF"), Natural Stream Management Area ("NSMA") and Significant Ecological Areas ("SEA") overlay. No existing or consented quarry development is located within these overlays. There is precedent (Brookby Quarry) that suggests the SEA and NSMA overlays could be removed to allow quarrying activities to be undertaken on this land without the need for rezoning. However, this land is understood to have poor rock resource and therefore is not viable for quarry activities. The suggestion that this is merely a land "swap" is therefore false. Because the land to the north is not viable to quarry, the Proposal seeks to effectively expand the quarry to the south where its claimed rock resources are more favourable. This is not a "like for like" land swap. Rather, it is a major



quarry expansion. The effects of the rezoning/relocation of the SPQZ are significant given the SPQZ area that could be quarried under the Proposal is effectively doubling in size.

2. SAL owns approximately 400ha to the south of the existing quarry. CPS is concerned that should the Proposal be approved, it will create a precedence for future expansion to the south. Such an expansion could create a "mega quarry" well beyond the current Proposal. The necessity for medium- and long-term quarry development planning is highlighted in the Proposal. The Proposal suggests that Rural Productive land to the south could be rezoned and quarried in the future but provides no detail as to the extent of future development beyond the current Proposal. The Proposal should outline SAL intentions to further develop the Clevedon Quarry including timeframe and scale given the likely precedence this PPC could set.
3. The proposal will result in a net loss of some 31 hectares of Rural Productive land. Clevedon is a mixture of countryside living, residential, and rural productive land. Clevedon is still largely a farming community on the fringe of metropolitan Auckland. It is therefore vitally important that every acre of rural productive land is protected for future generations. It is the fabric of our community and an important natural resource that provides economic benefit to our community.
4. It is unusual for a Private Plan Change application to be submitted without an accompanying Resource Consent application so that the proposed land use, operations, and significant adverse effects can be properly understood and either avoided or mitigated. Such adverse effects that would otherwise be considered as part of a Resource Consent would include truck movements, aggregate extraction volume, noise, dust, operating hours, visual and landscape effects, social impact, heritage and culture. Whilst SAL has previously advised that they do not plan to amend their existing consent, to give effect to the proposed PPC, either a new or amended RC would be required. We therefore believe such a consent should be considered as part of the proposed PPC.
5. The existing Resource Consent requires certain upgrades to the existing roading network before truck volume restrictions can be removed. To date, SAL has been unable to obtain approval from Auckland Transport (AT) to complete these improvements. Furthermore, funding for these improvements and the ongoing maintenance has not been agreed to between SAL and AT. Other improvements such as the new bridal trail to address resident safety have not materialised despite the existing consent being in effect since 2018. CPS is concerned that no agreement will be reached between AT and SAL

for the required upgrades. Any proposed expansion of the quarry as proposed in the PPC will likely require an increase in truck numbers (as allowed under the existing consent) requiring associated roading and safety improvements. This issue must be resolved before any proposed rezoning occurs as the long-term effects are likely to be greater than what is covered under the existing RC.

6. The existing roading network (McNicol and Tourist Road) was never constructed to carry HPMV quarry trucks. An example of the improvements required to the local roading network is evident at Brookby Quarry. These roads were never constructed either for the weight and volume of HPMV quarry trucks using that section of road. Auckland Transport is constantly repairing Brookby Road for this very reason, and this cost is not borne by the quarry operator. The same issues are present at Clevedon Quarry and the Proposal fails to address this issue. Formal agreement is required between SAL and AT.
7. The recent severe weather events have significantly eroded and undermined the end of McNicol Road leading to the quarry. This poses a significant safety risk and environmental hazard should the remaining road fail and slip into the Wairoa River. There is barely enough room for one truck to safely use this section of road. Proposed roading upgrades have not materialized as there is insufficient public land available to widen and complete necessary road safety upgrades along McNicol Road.
8. The Proposal fails to provide an accurate stock take of Auckland's current and forecasted aggregate supply. Local quarries including Brookby and Drury have plentiful supplies of high-quality aggregate to meet the medium and long term demands of Auckland. SAL owns and operates the Drury quarry which was acquired in 2018. This quarry more than replaces their quarry at Whitford and with many large infrastructure projects in Auckland being stopped, there is no evidence within the PPC that justifies the proposed expansion. Further investigation and evidence are required to support the PPC.
9. The existing Clevedon quarry is known to only have low grade aggregate. The Proposal fails to address the environmental impact of expanding the existing quarry and how this is offset against the local and regional economic benefits. Much of the commentary in the Proposal is subjective and lacks any economic or market-based evidence.
10. Previous reports by Boffa Miskell submitted by SAL as part of the 2017 Resource Consent process determined that the quarry site had a high

ecological value. Reports submitted within the PPC suggest the site has a low ecological value. The evidence contained within the PPC is largely based on opinion rather than hard evidence or site investigation. Further investigation and expert-based evidence is required.

11. Native Long-Tailed Bats have recently been discovered along the Wairoa River adjacent to the existing Quarry. The Department of Conservation lists long-tailed bat populations as "critical" and in danger of extinction. Very little is currently known about the bat population or their nesting locations in Clevedon. CPS is concerned that any proposed changes to the existing quarry or local environment could have a detrimental impact on this vulnerable bat population. Further investigation and reporting are required.
12. The Proposal fails to identify the Social Effects of the PPC citing no increase in SPQZ. The effective area of proposed quarrying activity is doubling, therefore the social impact of this should be assessed and either avoided or mitigated. The most recent quarry expansion has resulted in the Te Araroa walking trail to be relocated from Clevedon to Mangatawhiri via Hunua, and McNicol Road to high-traffic areas to Mangatawhiri via Takanini and Papakura. This now means that trail walkers bypass Clevedon and a significant rural and scenic section of the trail.
13. The Proposal makes only cursory comments with regards to the Cultural Effects of the PPC. The Proposal does not include a detailed Cultural Assessment that is informed by the local Iwi, Ngai Tai Ki Tāmaki Tribal Trust. Otau Mountain, which lies to the north of the existing Quarry, and the adjacent Wairoa River, are of cultural and ancestral significance that requires further understanding and input from local Iwi as to their meaning and protection. Ngai Tai Ki Tāmaki Tribal Trust are the kaitiaki (guardians) of the river and must be consulted as part of this process.
14. Expanding the SPQZ to the south will have a significantly greater adverse Visual effect given the existing SPQZ area to the north was never likely to be quarried. The visual effect is effectively doubling. This effect will be felt most by residents on McNicol and Tourist Roads, and from the growing population and visitors to Clevedon Village. The Proposal fails to address this additional adverse effect. The proposed SPQZ expansion area is currently planted in pine and being harvested. The adverse effects if this area was to be quarried are clear. When replanted in pine, this area will return to a natural landscape within 3-5 years. If this area is quarried, it will have adverse effects on the natural landscape forever. The retention of the Northern ridgelines remains an important buffer to residents on McNicol Road.



15. Existing quarry operations have resulted in significant damage to the Southern Stream. The applicant has previously received an Abatement Notice for this damage and repairs are still ongoing some four years later. Existing streams and areas of ecological significance are extremely sensitive to quarry operations. Quarry activities by their very nature change water courses and drainage from upstream catchments. Damage to the existing Southern stream is just one example of the adverse effect of quarry operations adjacent to sensitive waterways and ecological areas. Recent damage is outlined in the Proposal and with Climate Change severe weather is only likely to increase.
16. The Proposal fails to assess the impact of Climate Change and the need for emission reductions. The Proposal does not explore how the aggregate or construction industry will change in response to Climate Change and the need for quarries in the future. It is naive to think that quarries as we know them today will operate the same in 20, 50 or 100 years.
17. Whilst sediment control measures can be implemented within the quarry in line with regulations, the Hunua Ranges and Wairoa River continuously face the risk of significant flooding. These control measures are no match for such floods where we are now regularly seeing levels exceeding 1:100-year events. Cyclone Gabrielle recently caused the Wairoa River to exceed all previous flood levels. Sediment in the river is at an all-time high. The Proposal fails to acknowledge this risk of further erosion and sediment flowing into the Wairoa River because of severe weather events. The Wairoa River has experienced three flooding events in excess of a 1:100-year event over the past decade. Water in the existing pit is known to overflow into the Wairoa River during heavy rain and flooding events. The effects of Climate Change and flooding on the Wairoa River have been ignored in the Proposal. The Wairoa River is the second largest in Auckland and must be protected and restored as an effective waterway for recreation, including kayaking, boating, food gathering, walking, picnicing, and hopefully swimming one day. The Wairoa River is also the only managed Trout fishing river in the Auckland Region, with recreational angling enjoyed by many. The increasing sedimentation of the river and declining water quality is marginalising this activity and other recreational opportunities.
18. Clevedon is undergoing significant development and change as it welcomes new residents and families into its community. Significant residential development is occurring within the Village and to the South towards Clevedon Quarry. This development is a mixture of countryside living and residential development. A new retirement village is also being built. The scale of development and investment in Clevedon as a destination to live and play

is significant. The proposed expansion of the Clevedon Quarry, plus any future planned development, is in stark contrast to the community and recreational destination that Clevedon has, and is, becoming. Quarry trucks don't mix well with children, families, and communities. Residential developments and rural lifestyle properties don't mix well with industrial scale quarry operations. Clevedon is a destination known region wide for its Farmers market, cycling, walking trails, polo, equestrian and other outdoor recreational activities. Clevedon is a popular location for all Aucklanders to visit and is one of the key gateways to the Pohutukawa Coast and Hunua Ranges.

19. Land stability and the method by which the existing quarry has been developed has been of concern to CPS and the community for many years. The existing quarry has seen several slips occur in recent years. One notable slip caused significant damage to the Southern stream. Should a significant slip occur within the current or proposed SPQZ, this would pose a significant risk to adjacent properties, Wairoa River, and wider Clevedon area out to the coast. The underlying geology of weathered rock and overburden on steep slopes poses a significant risk when combined with severe weather events like Cyclone Gabrielle. There is evidence further down Otau Mountain of landslides in recent years.
20. The Clevedon quarry is located directly on top of an active earthquake fault line. This fault is understood to have last moved in 1894. Evidence within the PPC fails to properly assess this risk. With recent earthquakes on the adjacent Kerepehi fault at Te Aroha (to the south) and the ongoing earthquake swarm in the Hauraki Gulf, this risk requires further investigation and expert reporting. Rock close to fault lines is known to be highly fractured and of low quality due to movement within the fault itself.
21. The Proposal does not address the risk of flooding either from within the existing quarry, or from the adjacent Wairoa River. Sediment build-up in the Wairoa River and forestry slash are creating more destructive flooding events than ever before. The existing quarry has limited flood protection. Any expansion of the existing quarry will alter water courses and could cause new areas to flood and or worsen existing flooding. Should there be a major slip within the quarry or surrounding areas, this has the potential to block the Wairoa River (in full or part), causing devastation with silt and rock material being transported down the river via flood waters and into the Clevedon flood-plain and beyond into the Hauraki Gulf.
22. The Proposal assumes that aggregate from the quarry is transported solely via trucks using the local roading network. As stated in the Proposal, quarry developments need to take a long-term view (50 to 100 years) with respect to

investment and viability. The Proposal does not consider alternative methods of transportation including rail as is done internationally. If Clevedon quarry is of such regional significance and is envisaged to be in operation for at least 100 years or more, investment in purpose built aggregate haulage infrastructure must be considered if this PPC is to be considered. A connected-up strategy between quarry operators, Auckland Council, and Auckland Transport is required to ensure appropriate investment is provided for all supporting infrastructure as part of any long term city planning. Considering such a PPC without any plans for supporting infrastructure would further increase the level of adverse effects.

23. Clevedon quarry is at the end of a long metal road in Southeast Auckland. It is not easily accessible as trucks must travel some 22km on rural roads in each direction to access the Auckland motorway system. The roading network serving the Brookby Quarry is a prime example of poor infrastructure planning serving a large quarry. On Tourist Road there is a one-way bridge, and a section of McNicol road is only a single lane. Tourist Road also includes several high-risk intersections which do not support HPMV quarry trucks. Tourist and McNicol Road regularly flood. These matters need to be addressed as part of any PPC as the Resource Consent process assumes the existing supporting infrastructure is already in place for such land use and future developments. The Proposal ignores these offsite effects and instead seeks to defer to a future Resource Consent process that will not be able to consider these adverse effects.
24. The lack of any local positive effects in support of this Proposal is concerning. The positive effects outlined in the Proposal are self-serving in nature. The Proposal does not propose any positive effects for the Clevedon community who will be the most affected.
25. The existing SPQZ at Clevedon Quarry was introduced during the establishment of the Auckland Unitary Plan ("AUP"). This overlay sought to protect existing use rights and was a late addition to the AUP. Although these matters were heard as part of the broader AUP hearing process, the Clevedon community was not fully engaged in this process and did not know such provisions were being implemented. The 2017 RC process sought to give effect to these new rules within the existing SPQZ as part of a planned expansion of the Clevedon quarry. However, the SPQZ was never intended to be used as an instrument to assess the effects of establishing a new SPQZ adjacent to an existing quarry. The Proposal seeks to use the existing SPQZ as precedence for future expansion. In our opinion, this is not how the existing SPQZ rules were intended to be used. The proposed quarry expansion is akin



to establishing a new quarry, the fact it is located adjacent to an existing quarry is irrelevant in terms of any assessment of effect.

26. The Proposal has failed to demonstrate the presence of significant rock resource material. There have been no subsurface geotechnical investigations to ascertain the type, quality and volume of rock present, or the extent of overburden that will need to be removed. The Preliminary Rock Resource Assessment notes that the type and quality of rock is likely to be similar to the existing quarry. Aggregate quality at the existing quarry is considered low and only useful for road chip seal and some hard fill applications. The existing rock is not suitable for use in concrete production. It is concerning that a PPC is being sought to quarry land where a detailed geotechnical assessment, including subsurface investigation, has not been undertaken. It is therefore difficult to correlate any perceived positive effects and balance these against the significant adverse effects outlined in this submission.
27. In CPS's opinion, the level of reporting and supporting evidence provided as part of the PPC is low, full of conjecture, and is based on opinion rather than evidence. Further supporting evidence and expert advice is required in the following areas:
 - a. Rock resource assessment
 - b. Economic impact
 - c. Ecology
 - d. Heritage and Cultural
 - e. Visual and Landscape
 - f. Social impact
 - g. Traffic
28. In addition to the above, CPS may present additional evidence as part of any hearing process including but not limited to the following:
 - a. Legal considerations
 - b. Planning evidence
 - c. Traffic Impact evidence
 - d. Heritage and Cultural evidence



- e. Noise evidence
- f. Social evidence
- g. Economic evidence
- h. Visual and Landscape evidence
- i. Ecology evidence

Ends

Clevedon Protection Society

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Jo Bell
Date: Wednesday, 22 February 2023 2:30:35 pm
Attachments: [Clevedon Protection Society Submission PPC 89 Clevedon Quarry 24-02-23 20230222142004.803.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jo Bell
Organisation name:
Agent's full name: Jo Bell
Email address: jo.bell@think.org.nz
Contact phone number:
Postal address:
7 Rossbern Lane
RD5
Papakura
Papakura 2585

Submission details

This is a submission to:

Plan change number: Plan Change 89
Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:
Submission - Private Plan Change 89 - Clevedon Quarry

Property address: McNicol Road Clevedon

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:
see attached submission

I or we seek the following decision by council: Decline the plan change

12.1

Submission date: 22 February 2023

Supporting documents
[Clevedon Protection Society Submission PPC 89 Clevedon Quarry 24-02-23 20230222142004.803.pdf](#)

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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24 February 2023

**Submission - Private Plan Change 89 - Clevedon Quarry
Clevedon Protection Society 2017 Incorporated**

These submissions are made on behalf of the Clevedon Protection Society 2017 Incorporated ("CPS") in respect of its submission opposing the application by Stevenson Aggregate Limited (SAL) to rezone land at the Clevedon Quarry ("the Proposal") via a Private Plan Change ("PPC").

CPS was formed in 2017 by a group of concerned residents to oppose the expansion of Clevedon Quarry. CPS reached a mediated settlement with SAL (formerly Fulton Hogan) in the Environment Court. CPS is a member of the Clevedon Liaison Group ("CLG") which was established to oversee the ongoing management and operation at Clevedon Quarry.

CPS strongly opposes the Proposal and seeks that it be declined. If the Hearing Commissioners are minded to approve the PPC, changes are sought to better avoid, remedy, and mitigate significant adverse effects of the Proposal.

Due to recent significant weather events including Cyclone Gabrielle, CPS has had limited time to seek expert advice and engage with its members to prepare this submission. The issues identified below outline our key concerns and additional evidence may be provided prior to any Hearing.

CPS's Concerns

1. The Proposal seeks to swap the extent of the Clevedon Quarry's ("the Quarry") Special Purpose Quarry Zone ("SPQZ") located in the northern half of 546 McNicol Road with a relocated SPQZ at 646 McNicol Road to the south of the existing Quarry. The land to the north which is proposed to be swapped includes an Outstanding Natural Feature overlay ("ONF"), Natural Stream Management Area ("NSMA") and Significant Ecological Areas ("SEA") overlay. No existing or consented quarry development is located within these overlays. There is precedent (Brookby Quarry) that suggests the SEA and NSMA overlays could be removed to allow quarrying activities to be undertaken on this land without the need for rezoning. However, this land is understood to have poor rock resource and therefore is not viable for quarry activities. The suggestion that this is merely a land "swap" is therefore false. Because the land to the north is not viable to quarry, the Proposal seeks to effectively expand the quarry to the south where its claimed rock resources are more favourable. This is not a "like for like" land swap. Rather, it is a major



quarry expansion. The effects of the rezoning/relocation of the SPQZ are significant given the SPQZ area that could be quarried under the Proposal is effectively doubling in size.

2. SAL owns approximately 400ha to the south of the existing quarry. CPS is concerned that should the Proposal be approved, it will create a precedence for future expansion to the south. Such an expansion could create a "mega quarry" well beyond the current Proposal. The necessity for medium- and long-term quarry development planning is highlighted in the Proposal. The Proposal suggests that Rural Productive land to the south could be rezoned and quarried in the future but provides no detail as to the extent of future development beyond the current Proposal. The Proposal should outline SAL intentions to further develop the Clevedon Quarry including timeframe and scale given the likely precedence this PPC could set.
3. The proposal will result in a net loss of some 31 hectares of Rural Productive land. Clevedon is a mixture of countryside living, residential, and rural productive land. Clevedon is still largely a farming community on the fringe of metropolitan Auckland. It is therefore vitally important that every acre of rural productive land is protected for future generations. It is the fabric of our community and an important natural resource that provides economic benefit to our community.
4. It is unusual for a Private Plan Change application to be submitted without an accompanying Resource Consent application so that the proposed land use, operations, and significant adverse effects can be properly understood and either avoided or mitigated. Such adverse effects that would otherwise be considered as part of a Resource Consent would include truck movements, aggregate extraction volume, noise, dust, operating hours, visual and landscape effects, social impact, heritage and culture. Whilst SAL has previously advised that they do not plan to amend their existing consent, to give effect to the proposed PPC, either a new or amended RC would be required. We therefore believe such a consent should be considered as part of the proposed PPC.
5. The existing Resource Consent requires certain upgrades to the existing roading network before truck volume restrictions can be removed. To date, SAL has been unable to obtain approval from Auckland Transport (AT) to complete these improvements. Furthermore, funding for these improvements and the ongoing maintenance has not been agreed to between SAL and AT. Other improvements such as the new bridal trail to address resident safety have not materialised despite the existing consent being in effect since 2018. CPS is concerned that no agreement will be reached between AT and SAL

for the required upgrades. Any proposed expansion of the quarry as proposed in the PPC will likely require an increase in truck numbers (as allowed under the existing consent) requiring associated roading and safety improvements. This issue must be resolved before any proposed rezoning occurs as the long-term effects are likely to be greater than what is covered under the existing RC.

6. The existing roading network (McNicol and Tourist Road) was never constructed to carry HPMV quarry trucks. An example of the improvements required to the local roading network is evident at Brookby Quarry. These roads were never constructed either for the weight and volume of HPMV quarry trucks using that section of road. Auckland Transport is constantly repairing Brookby Road for this very reason, and this cost is not borne by the quarry operator. The same issues are present at Clevedon Quarry and the Proposal fails to address this issue. Formal agreement is required between SAL and AT.
7. The recent severe weather events have significantly eroded and undermined the end of McNicol Road leading to the quarry. This poses a significant safety risk and environmental hazard should the remaining road fail and slip into the Wairoa River. There is barely enough room for one truck to safely use this section of road. Proposed roading upgrades have not materialized as there is insufficient public land available to widen and complete necessary road safety upgrades along McNicol Road.
8. The Proposal fails to provide an accurate stock take of Auckland's current and forecasted aggregate supply. Local quarries including Brookby and Drury have plentiful supplies of high-quality aggregate to meet the medium and long term demands of Auckland. SAL owns and operates the Drury quarry which was acquired in 2018. This quarry more than replaces their quarry at Whitford and with many large infrastructure projects in Auckland being stopped, there is no evidence within the PPC that justifies the proposed expansion. Further investigation and evidence are required to support the PPC.
9. The existing Clevedon quarry is known to only have low grade aggregate. The Proposal fails to address the environmental impact of expanding the existing quarry and how this is offset against the local and regional economic benefits. Much of the commentary in the Proposal is subjective and lacks any economic or market-based evidence.
10. Previous reports by Boffa Miskell submitted by SAL as part of the 2017 Resource Consent process determined that the quarry site had a high



ecological value. Reports submitted within the PPC suggest the site has a low ecological value. The evidence contained within the PPC is largely based on opinion rather than hard evidence or site investigation. Further investigation and expert-based evidence is required.

11. Native Long-Tailed Bats have recently been discovered along the Wairoa River adjacent to the existing Quarry. The Department of Conservation lists long-tailed bat populations as "critical" and in danger of extinction. Very little is currently known about the bat population or their nesting locations in Clevedon. CPS is concerned that any proposed changes to the existing quarry or local environment could have a detrimental impact on this vulnerable bat population. Further investigation and reporting are required.
12. The Proposal fails to identify the Social Effects of the PPC citing no increase in SPQZ. The effective area of proposed quarrying activity is doubling, therefore the social impact of this should be assessed and either avoided or mitigated. The most recent quarry expansion has resulted in the Te Araroa walking trail to be relocated from Clevedon to Mangatawhiri via Hunua, and McNicol Road to high-traffic areas to Mangatawhiri via Takanini and Papakura. This now means that trail walkers bypass Clevedon and a significant rural and scenic section of the trail.
13. The Proposal makes only cursory comments with regards to the Cultural Effects of the PPC. The Proposal does not include a detailed Cultural Assessment that is informed by the local Iwi, Ngai Tai Ki Tāmaki Tribal Trust. Otau Mountain, which lies to the north of the existing Quarry, and the adjacent Wairoa River, are of cultural and ancestral significance that requires further understanding and input from local Iwi as to their meaning and protection. Ngai Tai Ki Tāmaki Tribal Trust are the kaitiaki (guardians) of the river and must be consulted as part of this process.
14. Expanding the SPQZ to the south will have a significantly greater adverse Visual effect given the existing SPQZ area to the north was never likely to be quarried. The visual effect is effectively doubling. This effect will be felt most by residents on McNicol and Tourist Roads, and from the growing population and visitors to Clevedon Village. The Proposal fails to address this additional adverse effect. The proposed SPQZ expansion area is currently planted in pine and being harvested. The adverse effects if this area was to be quarried are clear. When replanted in pine, this area will return to a natural landscape within 3-5 years. If this area is quarried, it will have adverse effects on the natural landscape forever. The retention of the Northern ridgelines remains an important buffer to residents on McNicol Road.



15. Existing quarry operations have resulted in significant damage to the Southern Stream. The applicant has previously received an Abatement Notice for this damage and repairs are still ongoing some four years later. Existing streams and areas of ecological significance are extremely sensitive to quarry operations. Quarry activities by their very nature change water courses and drainage from upstream catchments. Damage to the existing Southern stream is just one example of the adverse effect of quarry operations adjacent to sensitive waterways and ecological areas. Recent damage is outlined in the Proposal and with Climate Change severe weather is only likely to increase.
16. The Proposal fails to assess the impact of Climate Change and the need for emission reductions. The Proposal does not explore how the aggregate or construction industry will change in response to Climate Change and the need for quarries in the future. It is naive to think that quarries as we know them today will operate the same in 20, 50 or 100 years.
17. Whilst sediment control measures can be implemented within the quarry in line with regulations, the Hunua Ranges and Wairoa River continuously face the risk of significant flooding. These control measures are no match for such floods where we are now regularly seeing levels exceeding 1:100-year events. Cyclone Gabrielle recently caused the Wairoa River to exceed all previous flood levels. Sediment in the river is at an all-time high. The Proposal fails to acknowledge this risk of further erosion and sediment flowing into the Wairoa River because of severe weather events. The Wairoa River has experienced three flooding events in excess of a 1:100-year event over the past decade. Water in the existing pit is known to overflow into the Wairoa River during heavy rain and flooding events. The effects of Climate Change and flooding on the Wairoa River have been ignored in the Proposal. The Wairoa River is the second largest in Auckland and must be protected and restored as an effective waterway for recreation, including kayaking, boating, food gathering, walking, picnicing, and hopefully swimming one day. The Wairoa River is also the only managed Trout fishing river in the Auckland Region, with recreational angling enjoyed by many. The increasing sedimentation of the river and declining water quality is marginalising this activity and other recreational opportunities.
18. Clevedon is undergoing significant development and change as it welcomes new residents and families into its community. Significant residential development is occurring within the Village and to the South towards Clevedon Quarry. This development is a mixture of countryside living and residential development. A new retirement village is also being built. The scale of development and investment in Clevedon as a destination to live and play

is significant. The proposed expansion of the Clevedon Quarry, plus any future planned development, is in stark contrast to the community and recreational destination that Clevedon has, and is, becoming. Quarry trucks don't mix well with children, families, and communities. Residential developments and rural lifestyle properties don't mix well with industrial scale quarry operations. Clevedon is a destination known region wide for its Farmers market, cycling, walking trails, polo, equestrian and other outdoor recreational activities. Clevedon is a popular location for all Aucklanders to visit and is one of the key gateways to the Pohutukawa Coast and Hunua Ranges.

19. Land stability and the method by which the existing quarry has been developed has been of concern to CPS and the community for many years. The existing quarry has seen several slips occur in recent years. One notable slip caused significant damage to the Southern stream. Should a significant slip occur within the current or proposed SPQZ, this would pose a significant risk to adjacent properties, Wairoa River, and wider Clevedon area out to the coast. The underlying geology of weathered rock and overburden on steep slopes poses a significant risk when combined with severe weather events like Cyclone Gabrielle. There is evidence further down Otau Mountain of landslides in recent years.
20. The Clevedon quarry is located directly on top of an active earthquake fault line. This fault is understood to have last moved in 1894. Evidence within the PPC fails to properly assess this risk. With recent earthquakes on the adjacent Kerepehi fault at Te Aroha (to the south) and the ongoing earthquake swarm in the Hauraki Gulf, this risk requires further investigation and expert reporting. Rock close to fault lines is known to be highly fractured and of low quality due to movement within the fault itself.
21. The Proposal does not address the risk of flooding either from within the existing quarry, or from the adjacent Wairoa River. Sediment build-up in the Wairoa River and forestry slash are creating more destructive flooding events than ever before. The existing quarry has limited flood protection. Any expansion of the existing quarry will alter water courses and could cause new areas to flood and or worsen existing flooding. Should there be a major slip within the quarry or surrounding areas, this has the potential to block the Wairoa River (in full or part), causing devastation with silt and rock material being transported down the river via flood waters and into the Clevedon flood-plain and beyond into the Hauraki Gulf.
22. The Proposal assumes that aggregate from the quarry is transported solely via trucks using the local roading network. As stated in the Proposal, quarry developments need to take a long-term view (50 to 100 years) with respect to

investment and viability. The Proposal does not consider alternative methods of transportation including rail as is done internationally. If Clevedon quarry is of such regional significance and is envisaged to be in operation for at least 100 years or more, investment in purpose built aggregate haulage infrastructure must be considered if this PPC is to be considered. A connected-up strategy between quarry operators, Auckland Council, and Auckland Transport is required to ensure appropriate investment is provided for all supporting infrastructure as part of any long term city planning. Considering such a PPC without any plans for supporting infrastructure would further increase the level of adverse effects.

23. Clevedon quarry is at the end of a long metal road in Southeast Auckland. It is not easily accessible as trucks must travel some 22km on rural roads in each direction to access the Auckland motorway system. The roading network serving the Brookby Quarry is a prime example of poor infrastructure planning serving a large quarry. On Tourist Road there is a one-way bridge, and a section of McNicol road is only a single lane. Tourist Road also includes several high-risk intersections which do not support HPMV quarry trucks. Tourist and McNicol Road regularly flood. These matters need to be addressed as part of any PPC as the Resource Consent process assumes the existing supporting infrastructure is already in place for such land use and future developments. The Proposal ignores these offsite effects and instead seeks to defer to a future Resource Consent process that will not be able to consider these adverse effects.
24. The lack of any local positive effects in support of this Proposal is concerning. The positive effects outlined in the Proposal are self-serving in nature. The Proposal does not propose any positive effects for the Clevedon community who will be the most affected.
25. The existing SPQZ at Clevedon Quarry was introduced during the establishment of the Auckland Unitary Plan ("AUP"). This overlay sought to protect existing use rights and was a late addition to the AUP. Although these matters were heard as part of the broader AUP hearing process, the Clevedon community was not fully engaged in this process and did not know such provisions were being implemented. The 2017 RC process sought to give effect to these new rules within the existing SPQZ as part of a planned expansion of the Clevedon quarry. However, the SPQZ was never intended to be used as an instrument to assess the effects of establishing a new SPQZ adjacent to an existing quarry. The Proposal seeks to use the existing SPQZ as precedence for future expansion. In our opinion, this is not how the existing SPQZ rules were intended to be used. The proposed quarry expansion is akin



to establishing a new quarry, the fact it is located adjacent to an existing quarry is irrelevant in terms of any assessment of effect.

26. The Proposal has failed to demonstrate the presence of significant rock resource material. There have been no subsurface geotechnical investigations to ascertain the type, quality and volume of rock present, or the extent of overburden that will need to be removed. The Preliminary Rock Resource Assessment notes that the type and quality of rock is likely to be similar to the existing quarry. Aggregate quality at the existing quarry is considered low and only useful for road chip seal and some hard fill applications. The existing rock is not suitable for use in concrete production. It is concerning that a PPC is being sought to quarry land where a detailed geotechnical assessment, including subsurface investigation, has not been undertaken. It is therefore difficult to correlate any perceived positive effects and balance these against the significant adverse effects outlined in this submission.
27. In CPS's opinion, the level of reporting and supporting evidence provided as part of the PPC is low, full of conjecture, and is based on opinion rather than evidence. Further supporting evidence and expert advice is required in the following areas:
 - a. Rock resource assessment
 - b. Economic impact
 - c. Ecology
 - d. Heritage and Cultural
 - e. Visual and Landscape
 - f. Social impact
 - g. Traffic
28. In addition to the above, CPS may present additional evidence as part of any hearing process including but not limited to the following:
 - a. Legal considerations
 - b. Planning evidence
 - c. Traffic Impact evidence
 - d. Heritage and Cultural evidence



- e. Noise evidence
- f. Social evidence
- g. Economic evidence
- h. Visual and Landscape evidence
- i. Ecology evidence

Ends

Clevedon Protection Society

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Nicole Heald
Date: Wednesday, 22 February 2023 3:52:06 pm
Attachments: [Clevedon Protection Society Submission PPC 89 Clevedon Quarry 24-02-23 20230222152655.379.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Nicole Heald

Organisation name:

Agent's full name:

Email address: nicole@jhf.co.nz

Contact phone number:

Postal address:
448 McNicol Road
RD5
Clevedon
Clevedon
Auckland 2585

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:

Rezoning and expansion of the existing Stevensons Quarry at 646 McNicol Road

Property address: 646 McNicol Road, Clevedon

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I live on McNicol Road and have experienced first hand the degradation of the road, the lack of maintenance carried out on the road, had quarry trucks run me off the road when they have cut the corner up by Whiteside Lane, had a rock crack my daughters windscreen when she was following a truck that did not have its canopy over it, had trucks roar past me when I have been on my horse (even though there is a 50km speed limit). The bridle path that was supposed to have been done by now has never happened. Now, after Cyclone Gabrielle, I have silt all through my front paddocks (which I have never had before), and the condition and stability of the river bank since Cyclone Gabrielle came through is the worst it has ever been. What is essentially a one lane road in several places, is now going to be even more precarious and the trucks coming through are only going to compromise the existing road even more. Directly over the road from my driveway, the river bank is

now not really a river bank - it has been carved out and there is now a sheer drop down of approximately 10 metres to the river bed. This would be within 3 metres of the road and is only one part of the road that is going to become seriously compromised by the river.

I or we seek the following decision by council: Decline the plan change

13.1

Submission date: 22 February 2023

Supporting documents

Clevedon Protection Society_Submission_PPC 89 Clevedon Quarry_24-02-23_20230222152655.379.pdf

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17. Whilst sediment control measures can be implemented within the quarry in line with regulations, the Hunua Ranges and Wairoa River continuously face the risk of significant flooding. These control measures are no match for such floods where we are now regularly seeing levels exceeding 1:100-year events. Cyclone Gabrielle recently caused the Wairoa River to exceed all previous flood levels. Sediment in the river is at an all-time high. The Proposal fails to acknowledge this risk of further erosion and sediment flowing into the Wairoa River because of severe weather events. The Wairoa River has experienced three flooding events in excess of a 1:100-year event over the past decade. Water in the existing pit is known to overflow into the Wairoa River during heavy rain and flooding events. The effects of Climate Change and flooding on the Wairoa River have been ignored in the Proposal. The Wairoa River is the second largest in Auckland and must be protected and restored as an effective waterway for recreation, including kayaking, boating, food gathering, walking, picnicing, and hopefully swimming one day. The Wairoa River is also the only managed Trout fishing river in the Auckland Region, with recreational angling enjoyed by many. The increasing sedimentation of the river and declining water quality is marginalising this activity and other recreational opportunities.
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19. Land stability and the method by which the existing quarry has been developed has been of concern to CPS and the community for many years. The existing quarry has seen several slips occur in recent years. One notable slip caused significant damage to the Southern stream. Should a significant slip occur within the current or proposed SPQZ, this would pose a significant risk to adjacent properties, Wairoa River, and wider Clevedon area out to the coast. The underlying geology of weathered rock and overburden on steep slopes poses a significant risk when combined with severe weather events like Cyclone Gabrielle. There is evidence further down Otau Mountain of landslides in recent years.
20. The Clevedon quarry is located directly on top of an active earthquake fault line. This fault is understood to have last moved in 1894. Evidence within the PPC fails to properly assess this risk. With recent earthquakes on the adjacent Kerepehi fault at Te Aroha (to the south) and the ongoing earthquake swarm in the Hauraki Gulf, this risk requires further investigation and expert reporting. Rock close to fault lines is known to be highly fractured and of low quality due to movement within the fault itself.
21. The Proposal does not address the risk of flooding either from within the existing quarry, or from the adjacent Wairoa River. Sediment build-up in the Wairoa River and forestry slash are creating more destructive flooding events than ever before. The existing quarry has limited flood protection. Any expansion of the existing quarry will alter water courses and could cause new areas to flood and or worsen existing flooding. Should there be a major slip within the quarry or surrounding areas, this has the potential to block the Wairoa River (in full or part), causing devastation with silt and rock material being transported down the river via flood waters and into the Clevedon flood-plain and beyond into the Hauraki Gulf.
22. The Proposal assumes that aggregate from the quarry is transported solely via trucks using the local roading network. As stated in the Proposal, quarry developments need to take a long-term view (50 to 100 years) with respect to

investment and viability. The Proposal does not consider alternative methods of transportation including rail as is done internationally. If Clevedon quarry is of such regional significance and is envisaged to be in operation for at least 100 years or more, investment in purpose built aggregate haulage infrastructure must be considered if this PPC is to be considered. A connected-up strategy between quarry operators, Auckland Council, and Auckland Transport is required to ensure appropriate investment is provided for all supporting infrastructure as part of any long term city planning. Considering such a PPC without any plans for supporting infrastructure would further increase the level of adverse effects.

23. Clevedon quarry is at the end of a long metal road in Southeast Auckland. It is not easily accessible as trucks must travel some 22km on rural roads in each direction to access the Auckland motorway system. The roading network serving the Brookby Quarry is a prime example of poor infrastructure planning serving a large quarry. On Tourist Road there is a one-way bridge, and a section of McNicol road is only a single lane. Tourist Road also includes several high-risk intersections which do not support HPMV quarry trucks. Tourist and McNicol Road regularly flood. These matters need to be addressed as part of any PPC as the Resource Consent process assumes the existing supporting infrastructure is already in place for such land use and future developments. The Proposal ignores these offsite effects and instead seeks to defer to a future Resource Consent process that will not be able to consider these adverse effects.
24. The lack of any local positive effects in support of this Proposal is concerning. The positive effects outlined in the Proposal are self-serving in nature. The Proposal does not propose any positive effects for the Clevedon community who will be the most affected.
25. The existing SPQZ at Clevedon Quarry was introduced during the establishment of the Auckland Unitary Plan ("AUP"). This overlay sought to protect existing use rights and was a late addition to the AUP. Although these matters were heard as part of the broader AUP hearing process, the Clevedon community was not fully engaged in this process and did not know such provisions were being implemented. The 2017 RC process sought to give effect to these new rules within the existing SPQZ as part of a planned expansion of the Clevedon quarry. However, the SPQZ was never intended to be used as an instrument to assess the effects of establishing a new SPQZ adjacent to an existing quarry. The Proposal seeks to use the existing SPQZ as precedence for future expansion. In our opinion, this is not how the existing SPQZ rules were intended to be used. The proposed quarry expansion is akin



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26. The Proposal has failed to demonstrate the presence of significant rock resource material. There have been no subsurface geotechnical investigations to ascertain the type, quality and volume of rock present, or the extent of overburden that will need to be removed. The Preliminary Rock Resource Assessment notes that the type and quality of rock is likely to be similar to the existing quarry. Aggregate quality at the existing quarry is considered low and only useful for road chip seal and some hard fill applications. The existing rock is not suitable for use in concrete production. It is concerning that a PPC is being sought to quarry land where a detailed geotechnical assessment, including subsurface investigation, has not been undertaken. It is therefore difficult to correlate any perceived positive effects and balance these against the significant adverse effects outlined in this submission.
27. In CPS's opinion, the level of reporting and supporting evidence provided as part of the PPC is low, full of conjecture, and is based on opinion rather than evidence. Further supporting evidence and expert advice is required in the following areas:
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- e. Noise evidence
- f. Social evidence
- g. Economic evidence
- h. Visual and Landscape evidence
- i. Ecology evidence

Ends

Clevedon Protection Society

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Marc Kimpton
Date: Wednesday, 22 February 2023 4:47:43 pm
Attachments: [Clevedon Protection Society Submission PPC 89 Clevedon Quarry 24-02-23_20230222163341.828.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Marc Kimpton

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Papakura
Papakura 2585

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:
Plan change 89

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
Please see uploaded document below

I or we seek the following decision by council: Decline the plan change

14.1

Submission date: 22 February 2023

Supporting documents
[Clevedon Protection Society Submission PPC 89 Clevedon Quarry 24-02-23_20230222163341.828.pdf](#)

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
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Declaration

Could you gain an advantage in trade competition through this submission? No

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Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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24 February 2023

**Submission - Private Plan Change 89 - Clevedon Quarry
Clevedon Protection Society 2017 Incorporated**

These submissions are made on behalf of the Clevedon Protection Society 2017 Incorporated ("CPS") in respect of its submission opposing the application by Stevenson Aggregate Limited (SAL) to rezone land at the Clevedon Quarry ("the Proposal") via a Private Plan Change ("PPC").

CPS was formed in 2017 by a group of concerned residents to oppose the expansion of Clevedon Quarry. CPS reached a mediated settlement with SAL (formerly Fulton Hogan) in the Environment Court. CPS is a member of the Clevedon Liaison Group ("CLG") which was established to oversee the ongoing management and operation at Clevedon Quarry.

CPS strongly opposes the Proposal and seeks that it be declined. If the Hearing Commissioners are minded to approve the PPC, changes are sought to better avoid, remedy, and mitigate significant adverse effects of the Proposal.

Due to recent significant weather events including Cyclone Gabrielle, CPS has had limited time to seek expert advice and engage with its members to prepare this submission. The issues identified below outline our key concerns and additional evidence may be provided prior to any Hearing.

CPS's Concerns

1. The Proposal seeks to swap the extent of the Clevedon Quarry's ("the Quarry") Special Purpose Quarry Zone ("SPQZ") located in the northern half of 546 McNicol Road with a relocated SPQZ at 646 McNicol Road to the south of the existing Quarry. The land to the north which is proposed to be swapped includes an Outstanding Natural Feature overlay ("ONF"), Natural Stream Management Area ("NSMA") and Significant Ecological Areas ("SEA") overlay. No existing or consented quarry development is located within these overlays. There is precedent (Brookby Quarry) that suggests the SEA and NSMA overlays could be removed to allow quarrying activities to be undertaken on this land without the need for rezoning. However, this land is understood to have poor rock resource and therefore is not viable for quarry activities. The suggestion that this is merely a land "swap" is therefore false. Because the land to the north is not viable to quarry, the Proposal seeks to effectively expand the quarry to the south where its claimed rock resources are more favourable. This is not a "like for like" land swap. Rather, it is a major



quarry expansion. The effects of the rezoning/relocation of the SPQZ are significant given the SPQZ area that could be quarried under the Proposal is effectively doubling in size.

2. SAL owns approximately 400ha to the south of the existing quarry. CPS is concerned that should the Proposal be approved, it will create a precedence for future expansion to the south. Such an expansion could create a "mega quarry" well beyond the current Proposal. The necessity for medium- and long-term quarry development planning is highlighted in the Proposal. The Proposal suggests that Rural Productive land to the south could be rezoned and quarried in the future but provides no detail as to the extent of future development beyond the current Proposal. The Proposal should outline SAL intentions to further develop the Clevedon Quarry including timeframe and scale given the likely precedence this PPC could set.
3. The proposal will result in a net loss of some 31 hectares of Rural Productive land. Clevedon is a mixture of countryside living, residential, and rural productive land. Clevedon is still largely a farming community on the fringe of metropolitan Auckland. It is therefore vitally important that every acre of rural productive land is protected for future generations. It is the fabric of our community and an important natural resource that provides economic benefit to our community.
4. It is unusual for a Private Plan Change application to be submitted without an accompanying Resource Consent application so that the proposed land use, operations, and significant adverse effects can be properly understood and either avoided or mitigated. Such adverse effects that would otherwise be considered as part of a Resource Consent would include truck movements, aggregate extraction volume, noise, dust, operating hours, visual and landscape effects, social impact, heritage and culture. Whilst SAL has previously advised that they do not plan to amend their existing consent, to give effect to the proposed PPC, either a new or amended RC would be required. We therefore believe such a consent should be considered as part of the proposed PPC.
5. The existing Resource Consent requires certain upgrades to the existing roading network before truck volume restrictions can be removed. To date, SAL has been unable to obtain approval from Auckland Transport (AT) to complete these improvements. Furthermore, funding for these improvements and the ongoing maintenance has not been agreed to between SAL and AT. Other improvements such as the new bridal trail to address resident safety have not materialised despite the existing consent being in effect since 2018. CPS is concerned that no agreement will be reached between AT and SAL

for the required upgrades. Any proposed expansion of the quarry as proposed in the PPC will likely require an increase in truck numbers (as allowed under the existing consent) requiring associated roading and safety improvements. This issue must be resolved before any proposed rezoning occurs as the long-term effects are likely to be greater than what is covered under the existing RC.

6. The existing roading network (McNicol and Tourist Road) was never constructed to carry HPMV quarry trucks. An example of the improvements required to the local roading network is evident at Brookby Quarry. These roads were never constructed either for the weight and volume of HPMV quarry trucks using that section of road. Auckland Transport is constantly repairing Brookby Road for this very reason, and this cost is not borne by the quarry operator. The same issues are present at Clevedon Quarry and the Proposal fails to address this issue. Formal agreement is required between SAL and AT.
7. The recent severe weather events have significantly eroded and undermined the end of McNicol Road leading to the quarry. This poses a significant safety risk and environmental hazard should the remaining road fail and slip into the Wairoa River. There is barely enough room for one truck to safely use this section of road. Proposed roading upgrades have not materialized as there is insufficient public land available to widen and complete necessary road safety upgrades along McNicol Road.
8. The Proposal fails to provide an accurate stock take of Auckland's current and forecasted aggregate supply. Local quarries including Brookby and Drury have plentiful supplies of high-quality aggregate to meet the medium and long term demands of Auckland. SAL owns and operates the Drury quarry which was acquired in 2018. This quarry more than replaces their quarry at Whitford and with many large infrastructure projects in Auckland being stopped, there is no evidence within the PPC that justifies the proposed expansion. Further investigation and evidence are required to support the PPC.
9. The existing Clevedon quarry is known to only have low grade aggregate. The Proposal fails to address the environmental impact of expanding the existing quarry and how this is offset against the local and regional economic benefits. Much of the commentary in the Proposal is subjective and lacks any economic or market-based evidence.
10. Previous reports by Boffa Miskell submitted by SAL as part of the 2017 Resource Consent process determined that the quarry site had a high



ecological value. Reports submitted within the PPC suggest the site has a low ecological value. The evidence contained within the PPC is largely based on opinion rather than hard evidence or site investigation. Further investigation and expert-based evidence is required.

11. Native Long-Tailed Bats have recently been discovered along the Wairoa River adjacent to the existing Quarry. The Department of Conservation lists long-tailed bat populations as "critical" and in danger of extinction. Very little is currently known about the bat population or their nesting locations in Clevedon. CPS is concerned that any proposed changes to the existing quarry or local environment could have a detrimental impact on this vulnerable bat population. Further investigation and reporting are required.
12. The Proposal fails to identify the Social Effects of the PPC citing no increase in SPQZ. The effective area of proposed quarrying activity is doubling, therefore the social impact of this should be assessed and either avoided or mitigated. The most recent quarry expansion has resulted in the Te Araroa walking trail to be relocated from Clevedon to Mangatawhiri via Hunua, and McNicol Road to high-traffic areas to Mangatawhiri via Takanini and Papakura. This now means that trail walkers bypass Clevedon and a significant rural and scenic section of the trail.
13. The Proposal makes only cursory comments with regards to the Cultural Effects of the PPC. The Proposal does not include a detailed Cultural Assessment that is informed by the local Iwi, Ngai Tai Ki Tāmaki Tribal Trust. Otau Mountain, which lies to the north of the existing Quarry, and the adjacent Wairoa River, are of cultural and ancestral significance that requires further understanding and input from local Iwi as to their meaning and protection. Ngai Tai Ki Tāmaki Tribal Trust are the kaitiaki (guardians) of the river and must be consulted as part of this process.
14. Expanding the SPQZ to the south will have a significantly greater adverse Visual effect given the existing SPQZ area to the north was never likely to be quarried. The visual effect is effectively doubling. This effect will be felt most by residents on McNicol and Tourist Roads, and from the growing population and visitors to Clevedon Village. The Proposal fails to address this additional adverse effect. The proposed SPQZ expansion area is currently planted in pine and being harvested. The adverse effects if this area was to be quarried are clear. When replanted in pine, this area will return to a natural landscape within 3-5 years. If this area is quarried, it will have adverse effects on the natural landscape forever. The retention of the Northern ridgelines remains an important buffer to residents on McNicol Road.

15. Existing quarry operations have resulted in significant damage to the Southern Stream. The applicant has previously received an Abatement Notice for this damage and repairs are still ongoing some four years later. Existing streams and areas of ecological significance are extremely sensitive to quarry operations. Quarry activities by their very nature change water courses and drainage from upstream catchments. Damage to the existing Southern stream is just one example of the adverse effect of quarry operations adjacent to sensitive waterways and ecological areas. Recent damage is outlined in the Proposal and with Climate Change severe weather is only likely to increase.
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Ends

Clevedon Protection Society

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Sarah Kimpton
Date: Wednesday, 22 February 2023 4:49:33 pm
Attachments: [Clevedon Protection Society Submission PPC 89 Clevedon Quarry 24-02-23_20230222162752.377.pdf](#)

The following customer has submitted a Unitary Plan online submission.

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Full name of submitter: Sarah Kimpton
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Papakura 2585

Submission details

This is a submission to:

Plan change number: Plan Change 89
Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:
Plan change 89

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
This plan change would be have a negative effect on our community and environment. Please see uploaded documents below

I or we seek the following decision by council: Decline the plan change | 15.1

Submission date: 22 February 2023

Supporting documents
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24 February 2023

**Submission - Private Plan Change 89 - Clevedon Quarry
Clevedon Protection Society 2017 Incorporated**

These submissions are made on behalf of the Clevedon Protection Society 2017 Incorporated ("CPS") in respect of its submission opposing the application by Stevenson Aggregate Limited (SAL) to rezone land at the Clevedon Quarry ("the Proposal") via a Private Plan Change ("PPC").

CPS was formed in 2017 by a group of concerned residents to oppose the expansion of Clevedon Quarry. CPS reached a mediated settlement with SAL (formerly Fulton Hogan) in the Environment Court. CPS is a member of the Clevedon Liaison Group ("CLG") which was established to oversee the ongoing management and operation at Clevedon Quarry.

CPS strongly opposes the Proposal and seeks that it be declined. If the Hearing Commissioners are minded to approve the PPC, changes are sought to better avoid, remedy, and mitigate significant adverse effects of the Proposal.

Due to recent significant weather events including Cyclone Gabrielle, CPS has had limited time to seek expert advice and engage with its members to prepare this submission. The issues identified below outline our key concerns and additional evidence may be provided prior to any Hearing.

CPS's Concerns

1. The Proposal seeks to swap the extent of the Clevedon Quarry's ("the Quarry") Special Purpose Quarry Zone ("SPQZ") located in the northern half of 546 McNicol Road with a relocated SPQZ at 646 McNicol Road to the south of the existing Quarry. The land to the north which is proposed to be swapped includes an Outstanding Natural Feature overlay ("ONF"), Natural Stream Management Area ("NSMA") and Significant Ecological Areas ("SEA") overlay. No existing or consented quarry development is located within these overlays. There is precedent (Brookby Quarry) that suggests the SEA and NSMA overlays could be removed to allow quarrying activities to be undertaken on this land without the need for rezoning. However, this land is understood to have poor rock resource and therefore is not viable for quarry activities. The suggestion that this is merely a land "swap" is therefore false. Because the land to the north is not viable to quarry, the Proposal seeks to effectively expand the quarry to the south where its claimed rock resources are more favourable. This is not a "like for like" land swap. Rather, it is a major



quarry expansion. The effects of the rezoning/relocation of the SPQZ are significant given the SPQZ area that could be quarried under the Proposal is effectively doubling in size.

2. SAL owns approximately 400ha to the south of the existing quarry. CPS is concerned that should the Proposal be approved, it will create a precedence for future expansion to the south. Such an expansion could create a "mega quarry" well beyond the current Proposal. The necessity for medium- and long-term quarry development planning is highlighted in the Proposal. The Proposal suggests that Rural Productive land to the south could be rezoned and quarried in the future but provides no detail as to the extent of future development beyond the current Proposal. The Proposal should outline SAL intentions to further develop the Clevedon Quarry including timeframe and scale given the likely precedence this PPC could set.
3. The proposal will result in a net loss of some 31 hectares of Rural Productive land. Clevedon is a mixture of countryside living, residential, and rural productive land. Clevedon is still largely a farming community on the fringe of metropolitan Auckland. It is therefore vitally important that every acre of rural productive land is protected for future generations. It is the fabric of our community and an important natural resource that provides economic benefit to our community.
4. It is unusual for a Private Plan Change application to be submitted without an accompanying Resource Consent application so that the proposed land use, operations, and significant adverse effects can be properly understood and either avoided or mitigated. Such adverse effects that would otherwise be considered as part of a Resource Consent would include truck movements, aggregate extraction volume, noise, dust, operating hours, visual and landscape effects, social impact, heritage and culture. Whilst SAL has previously advised that they do not plan to amend their existing consent, to give effect to the proposed PPC, either a new or amended RC would be required. We therefore believe such a consent should be considered as part of the proposed PPC.
5. The existing Resource Consent requires certain upgrades to the existing roading network before truck volume restrictions can be removed. To date, SAL has been unable to obtain approval from Auckland Transport (AT) to complete these improvements. Furthermore, funding for these improvements and the ongoing maintenance has not been agreed to between SAL and AT. Other improvements such as the new bridal trail to address resident safety have not materialised despite the existing consent being in effect since 2018. CPS is concerned that no agreement will be reached between AT and SAL

for the required upgrades. Any proposed expansion of the quarry as proposed in the PPC will likely require an increase in truck numbers (as allowed under the existing consent) requiring associated roading and safety improvements. This issue must be resolved before any proposed rezoning occurs as the long-term effects are likely to be greater than what is covered under the existing RC.

6. The existing roading network (McNicol and Tourist Road) was never constructed to carry HPMV quarry trucks. An example of the improvements required to the local roading network is evident at Brookby Quarry. These roads were never constructed either for the weight and volume of HPMV quarry trucks using that section of road. Auckland Transport is constantly repairing Brookby Road for this very reason, and this cost is not borne by the quarry operator. The same issues are present at Clevedon Quarry and the Proposal fails to address this issue. Formal agreement is required between SAL and AT.
7. The recent severe weather events have significantly eroded and undermined the end of McNicol Road leading to the quarry. This poses a significant safety risk and environmental hazard should the remaining road fail and slip into the Wairoa River. There is barely enough room for one truck to safely use this section of road. Proposed roading upgrades have not materialized as there is insufficient public land available to widen and complete necessary road safety upgrades along McNicol Road.
8. The Proposal fails to provide an accurate stock take of Auckland's current and forecasted aggregate supply. Local quarries including Brookby and Drury have plentiful supplies of high-quality aggregate to meet the medium and long term demands of Auckland. SAL owns and operates the Drury quarry which was acquired in 2018. This quarry more than replaces their quarry at Whitford and with many large infrastructure projects in Auckland being stopped, there is no evidence within the PPC that justifies the proposed expansion. Further investigation and evidence are required to support the PPC.
9. The existing Clevedon quarry is known to only have low grade aggregate. The Proposal fails to address the environmental impact of expanding the existing quarry and how this is offset against the local and regional economic benefits. Much of the commentary in the Proposal is subjective and lacks any economic or market-based evidence.
10. Previous reports by Boffa Miskell submitted by SAL as part of the 2017 Resource Consent process determined that the quarry site had a high



ecological value. Reports submitted within the PPC suggest the site has a low ecological value. The evidence contained within the PPC is largely based on opinion rather than hard evidence or site investigation. Further investigation and expert-based evidence is required.

11. Native Long-Tailed Bats have recently been discovered along the Wairoa River adjacent to the existing Quarry. The Department of Conservation lists long-tailed bat populations as "critical" and in danger of extinction. Very little is currently known about the bat population or their nesting locations in Clevedon. CPS is concerned that any proposed changes to the existing quarry or local environment could have a detrimental impact on this vulnerable bat population. Further investigation and reporting are required.
12. The Proposal fails to identify the Social Effects of the PPC citing no increase in SPQZ. The effective area of proposed quarrying activity is doubling, therefore the social impact of this should be assessed and either avoided or mitigated. The most recent quarry expansion has resulted in the Te Araroa walking trail to be relocated from Clevedon to Mangatawhiri via Hunua, and McNicol Road to high-traffic areas to Mangatawhiri via Takanini and Papakura. This now means that trail walkers bypass Clevedon and a significant rural and scenic section of the trail.
13. The Proposal makes only cursory comments with regards to the Cultural Effects of the PPC. The Proposal does not include a detailed Cultural Assessment that is informed by the local Iwi, Ngai Tai Ki Tāmaki Tribal Trust. Otau Mountain, which lies to the north of the existing Quarry, and the adjacent Wairoa River, are of cultural and ancestral significance that requires further understanding and input from local Iwi as to their meaning and protection. Ngai Tai Ki Tāmaki Tribal Trust are the kaitiaki (guardians) of the river and must be consulted as part of this process.
14. Expanding the SPQZ to the south will have a significantly greater adverse Visual effect given the existing SPQZ area to the north was never likely to be quarried. The visual effect is effectively doubling. This effect will be felt most by residents on McNicol and Tourist Roads, and from the growing population and visitors to Clevedon Village. The Proposal fails to address this additional adverse effect. The proposed SPQZ expansion area is currently planted in pine and being harvested. The adverse effects if this area was to be quarried are clear. When replanted in pine, this area will return to a natural landscape within 3-5 years. If this area is quarried, it will have adverse effects on the natural landscape forever. The retention of the Northern ridgelines remains an important buffer to residents on McNicol Road.



15. Existing quarry operations have resulted in significant damage to the Southern Stream. The applicant has previously received an Abatement Notice for this damage and repairs are still ongoing some four years later. Existing streams and areas of ecological significance are extremely sensitive to quarry operations. Quarry activities by their very nature change water courses and drainage from upstream catchments. Damage to the existing Southern stream is just one example of the adverse effect of quarry operations adjacent to sensitive waterways and ecological areas. Recent damage is outlined in the Proposal and with Climate Change severe weather is only likely to increase.
16. The Proposal fails to assess the impact of Climate Change and the need for emission reductions. The Proposal does not explore how the aggregate or construction industry will change in response to Climate Change and the need for quarries in the future. It is naive to think that quarries as we know them today will operate the same in 20, 50 or 100 years.
17. Whilst sediment control measures can be implemented within the quarry in line with regulations, the Hunua Ranges and Wairoa River continuously face the risk of significant flooding. These control measures are no match for such floods where we are now regularly seeing levels exceeding 1:100-year events. Cyclone Gabrielle recently caused the Wairoa River to exceed all previous flood levels. Sediment in the river is at an all-time high. The Proposal fails to acknowledge this risk of further erosion and sediment flowing into the Wairoa River because of severe weather events. The Wairoa River has experienced three flooding events in excess of a 1:100-year event over the past decade. Water in the existing pit is known to overflow into the Wairoa River during heavy rain and flooding events. The effects of Climate Change and flooding on the Wairoa River have been ignored in the Proposal. The Wairoa River is the second largest in Auckland and must be protected and restored as an effective waterway for recreation, including kayaking, boating, food gathering, walking, picnicing, and hopefully swimming one day. The Wairoa River is also the only managed Trout fishing river in the Auckland Region, with recreational angling enjoyed by many. The increasing sedimentation of the river and declining water quality is marginalising this activity and other recreational opportunities.
18. Clevedon is undergoing significant development and change as it welcomes new residents and families into its community. Significant residential development is occurring within the Village and to the South towards Clevedon Quarry. This development is a mixture of countryside living and residential development. A new retirement village is also being built. The scale of development and investment in Clevedon as a destination to live and play

is significant. The proposed expansion of the Clevedon Quarry, plus any future planned development, is in stark contrast to the community and recreational destination that Clevedon has, and is, becoming. Quarry trucks don't mix well with children, families, and communities. Residential developments and rural lifestyle properties don't mix well with industrial scale quarry operations. Clevedon is a destination known region wide for its Farmers market, cycling, walking trails, polo, equestrian and other outdoor recreational activities. Clevedon is a popular location for all Aucklanders to visit and is one of the key gateways to the Pohutukawa Coast and Hunua Ranges.

19. Land stability and the method by which the existing quarry has been developed has been of concern to CPS and the community for many years. The existing quarry has seen several slips occur in recent years. One notable slip caused significant damage to the Southern stream. Should a significant slip occur within the current or proposed SPQZ, this would pose a significant risk to adjacent properties, Wairoa River, and wider Clevedon area out to the coast. The underlying geology of weathered rock and overburden on steep slopes poses a significant risk when combined with severe weather events like Cyclone Gabrielle. There is evidence further down Otau Mountain of landslides in recent years.
20. The Clevedon quarry is located directly on top of an active earthquake fault line. This fault is understood to have last moved in 1894. Evidence within the PPC fails to properly assess this risk. With recent earthquakes on the adjacent Kerepehi fault at Te Aroha (to the south) and the ongoing earthquake swarm in the Hauraki Gulf, this risk requires further investigation and expert reporting. Rock close to fault lines is known to be highly fractured and of low quality due to movement within the fault itself.
21. The Proposal does not address the risk of flooding either from within the existing quarry, or from the adjacent Wairoa River. Sediment build-up in the Wairoa River and forestry slash are creating more destructive flooding events than ever before. The existing quarry has limited flood protection. Any expansion of the existing quarry will alter water courses and could cause new areas to flood and or worsen existing flooding. Should there be a major slip within the quarry or surrounding areas, this has the potential to block the Wairoa River (in full or part), causing devastation with silt and rock material being transported down the river via flood waters and into the Clevedon flood-plain and beyond into the Hauraki Gulf.
22. The Proposal assumes that aggregate from the quarry is transported solely via trucks using the local roading network. As stated in the Proposal, quarry developments need to take a long-term view (50 to 100 years) with respect to

investment and viability. The Proposal does not consider alternative methods of transportation including rail as is done internationally. If Clevedon quarry is of such regional significance and is envisaged to be in operation for at least 100 years or more, investment in purpose built aggregate haulage infrastructure must be considered if this PPC is to be considered. A connected-up strategy between quarry operators, Auckland Council, and Auckland Transport is required to ensure appropriate investment is provided for all supporting infrastructure as part of any long term city planning. Considering such a PPC without any plans for supporting infrastructure would further increase the level of adverse effects.

23. Clevedon quarry is at the end of a long metal road in Southeast Auckland. It is not easily accessible as trucks must travel some 22km on rural roads in each direction to access the Auckland motorway system. The roading network serving the Brookby Quarry is a prime example of poor infrastructure planning serving a large quarry. On Tourist Road there is a one-way bridge, and a section of McNicol road is only a single lane. Tourist Road also includes several high-risk intersections which do not support HPMV quarry trucks. Tourist and McNicol Road regularly flood. These matters need to be addressed as part of any PPC as the Resource Consent process assumes the existing supporting infrastructure is already in place for such land use and future developments. The Proposal ignores these offsite effects and instead seeks to defer to a future Resource Consent process that will not be able to consider these adverse effects.
24. The lack of any local positive effects in support of this Proposal is concerning. The positive effects outlined in the Proposal are self-serving in nature. The Proposal does not propose any positive effects for the Clevedon community who will be the most affected.
25. The existing SPQZ at Clevedon Quarry was introduced during the establishment of the Auckland Unitary Plan ("AUP"). This overlay sought to protect existing use rights and was a late addition to the AUP. Although these matters were heard as part of the broader AUP hearing process, the Clevedon community was not fully engaged in this process and did not know such provisions were being implemented. The 2017 RC process sought to give effect to these new rules within the existing SPQZ as part of a planned expansion of the Clevedon quarry. However, the SPQZ was never intended to be used as an instrument to assess the effects of establishing a new SPQZ adjacent to an existing quarry. The Proposal seeks to use the existing SPQZ as precedence for future expansion. In our opinion, this is not how the existing SPQZ rules were intended to be used. The proposed quarry expansion is akin



to establishing a new quarry, the fact it is located adjacent to an existing quarry is irrelevant in terms of any assessment of effect.

26. The Proposal has failed to demonstrate the presence of significant rock resource material. There have been no subsurface geotechnical investigations to ascertain the type, quality and volume of rock present, or the extent of overburden that will need to be removed. The Preliminary Rock Resource Assessment notes that the type and quality of rock is likely to be similar to the existing quarry. Aggregate quality at the existing quarry is considered low and only useful for road chip seal and some hard fill applications. The existing rock is not suitable for use in concrete production. It is concerning that a PPC is being sought to quarry land where a detailed geotechnical assessment, including subsurface investigation, has not been undertaken. It is therefore difficult to correlate any perceived positive effects and balance these against the significant adverse effects outlined in this submission.
27. In CPS's opinion, the level of reporting and supporting evidence provided as part of the PPC is low, full of conjecture, and is based on opinion rather than evidence. Further supporting evidence and expert advice is required in the following areas:
 - a. Rock resource assessment
 - b. Economic impact
 - c. Ecology
 - d. Heritage and Cultural
 - e. Visual and Landscape
 - f. Social impact
 - g. Traffic
28. In addition to the above, CPS may present additional evidence as part of any hearing process including but not limited to the following:
 - a. Legal considerations
 - b. Planning evidence
 - c. Traffic Impact evidence
 - d. Heritage and Cultural evidence



- e. Noise evidence
- f. Social evidence
- g. Economic evidence
- h. Visual and Landscape evidence
- i. Ecology evidence

Ends

Clevedon Protection Society

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Lydia Kimpton
Date: Wednesday, 22 February 2023 4:49:39 pm
Attachments: [Clevedon Protection Society Submission PPC 89 Clevedon Quarry 24-02-23_20230222163858.435.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Lydia Kimpton

Organisation name:

Agent's full name:

Email address: lydiajkimpton@gmail.com

Contact phone number:

Postal address:
426 McNicol Road
Clevedon
Auckland 2585

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:
Plan change 89

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
Please see submission below

I or we seek the following decision by council: Decline the plan change

16.1

Submission date: 22 February 2023

Supporting documents
[Clevedon Protection Society Submission PPC 89 Clevedon Quarry 24-02-23_20230222163858.435.pdf](#)

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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24 February 2023

**Submission - Private Plan Change 89 - Clevedon Quarry
Clevedon Protection Society 2017 Incorporated**

These submissions are made on behalf of the Clevedon Protection Society 2017 Incorporated ("CPS") in respect of its submission opposing the application by Stevenson Aggregate Limited (SAL) to rezone land at the Clevedon Quarry ("the Proposal") via a Private Plan Change ("PPC").

CPS was formed in 2017 by a group of concerned residents to oppose the expansion of Clevedon Quarry. CPS reached a mediated settlement with SAL (formerly Fulton Hogan) in the Environment Court. CPS is a member of the Clevedon Liaison Group ("CLG") which was established to oversee the ongoing management and operation at Clevedon Quarry.

CPS strongly opposes the Proposal and seeks that it be declined. If the Hearing Commissioners are minded to approve the PPC, changes are sought to better avoid, remedy, and mitigate significant adverse effects of the Proposal.

Due to recent significant weather events including Cyclone Gabrielle, CPS has had limited time to seek expert advice and engage with its members to prepare this submission. The issues identified below outline our key concerns and additional evidence may be provided prior to any Hearing.

CPS's Concerns

1. The Proposal seeks to swap the extent of the Clevedon Quarry's ("the Quarry") Special Purpose Quarry Zone ("SPQZ") located in the northern half of 546 McNicol Road with a relocated SPQZ at 646 McNicol Road to the south of the existing Quarry. The land to the north which is proposed to be swapped includes an Outstanding Natural Feature overlay ("ONF"), Natural Stream Management Area ("NSMA") and Significant Ecological Areas ("SEA") overlay. No existing or consented quarry development is located within these overlays. There is precedent (Brookby Quarry) that suggests the SEA and NSMA overlays could be removed to allow quarrying activities to be undertaken on this land without the need for rezoning. However, this land is understood to have poor rock resource and therefore is not viable for quarry activities. The suggestion that this is merely a land "swap" is therefore false. Because the land to the north is not viable to quarry, the Proposal seeks to effectively expand the quarry to the south where its claimed rock resources are more favourable. This is not a "like for like" land swap. Rather, it is a major



quarry expansion. The effects of the rezoning/relocation of the SPQZ are significant given the SPQZ area that could be quarried under the Proposal is effectively doubling in size.

2. SAL owns approximately 400ha to the south of the existing quarry. CPS is concerned that should the Proposal be approved, it will create a precedence for future expansion to the south. Such an expansion could create a "mega quarry" well beyond the current Proposal. The necessity for medium- and long-term quarry development planning is highlighted in the Proposal. The Proposal suggests that Rural Productive land to the south could be rezoned and quarried in the future but provides no detail as to the extent of future development beyond the current Proposal. The Proposal should outline SAL intentions to further develop the Clevedon Quarry including timeframe and scale given the likely precedence this PPC could set.
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5. The existing Resource Consent requires certain upgrades to the existing roading network before truck volume restrictions can be removed. To date, SAL has been unable to obtain approval from Auckland Transport (AT) to complete these improvements. Furthermore, funding for these improvements and the ongoing maintenance has not been agreed to between SAL and AT. Other improvements such as the new bridal trail to address resident safety have not materialised despite the existing consent being in effect since 2018. CPS is concerned that no agreement will be reached between AT and SAL

for the required upgrades. Any proposed expansion of the quarry as proposed in the PPC will likely require an increase in truck numbers (as allowed under the existing consent) requiring associated roading and safety improvements. This issue must be resolved before any proposed rezoning occurs as the long-term effects are likely to be greater than what is covered under the existing RC.

6. The existing roading network (McNicol and Tourist Road) was never constructed to carry HPMV quarry trucks. An example of the improvements required to the local roading network is evident at Brookby Quarry. These roads were never constructed either for the weight and volume of HPMV quarry trucks using that section of road. Auckland Transport is constantly repairing Brookby Road for this very reason, and this cost is not borne by the quarry operator. The same issues are present at Clevedon Quarry and the Proposal fails to address this issue. Formal agreement is required between SAL and AT.
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21. The Proposal does not address the risk of flooding either from within the existing quarry, or from the adjacent Wairoa River. Sediment build-up in the Wairoa River and forestry slash are creating more destructive flooding events than ever before. The existing quarry has limited flood protection. Any expansion of the existing quarry will alter water courses and could cause new areas to flood and or worsen existing flooding. Should there be a major slip within the quarry or surrounding areas, this has the potential to block the Wairoa River (in full or part), causing devastation with silt and rock material being transported down the river via flood waters and into the Clevedon flood-plain and beyond into the Hauraki Gulf.
22. The Proposal assumes that aggregate from the quarry is transported solely via trucks using the local roading network. As stated in the Proposal, quarry developments need to take a long-term view (50 to 100 years) with respect to

investment and viability. The Proposal does not consider alternative methods of transportation including rail as is done internationally. If Clevedon quarry is of such regional significance and is envisaged to be in operation for at least 100 years or more, investment in purpose built aggregate haulage infrastructure must be considered if this PPC is to be considered. A connected-up strategy between quarry operators, Auckland Council, and Auckland Transport is required to ensure appropriate investment is provided for all supporting infrastructure as part of any long term city planning. Considering such a PPC without any plans for supporting infrastructure would further increase the level of adverse effects.

23. Clevedon quarry is at the end of a long metal road in Southeast Auckland. It is not easily accessible as trucks must travel some 22km on rural roads in each direction to access the Auckland motorway system. The roading network serving the Brookby Quarry is a prime example of poor infrastructure planning serving a large quarry. On Tourist Road there is a one-way bridge, and a section of McNicol road is only a single lane. Tourist Road also includes several high-risk intersections which do not support HPMV quarry trucks. Tourist and McNicol Road regularly flood. These matters need to be addressed as part of any PPC as the Resource Consent process assumes the existing supporting infrastructure is already in place for such land use and future developments. The Proposal ignores these offsite effects and instead seeks to defer to a future Resource Consent process that will not be able to consider these adverse effects.
24. The lack of any local positive effects in support of this Proposal is concerning. The positive effects outlined in the Proposal are self-serving in nature. The Proposal does not propose any positive effects for the Clevedon community who will be the most affected.
25. The existing SPQZ at Clevedon Quarry was introduced during the establishment of the Auckland Unitary Plan ("AUP"). This overlay sought to protect existing use rights and was a late addition to the AUP. Although these matters were heard as part of the broader AUP hearing process, the Clevedon community was not fully engaged in this process and did not know such provisions were being implemented. The 2017 RC process sought to give effect to these new rules within the existing SPQZ as part of a planned expansion of the Clevedon quarry. However, the SPQZ was never intended to be used as an instrument to assess the effects of establishing a new SPQZ adjacent to an existing quarry. The Proposal seeks to use the existing SPQZ as precedence for future expansion. In our opinion, this is not how the existing SPQZ rules were intended to be used. The proposed quarry expansion is akin



to establishing a new quarry, the fact it is located adjacent to an existing quarry is irrelevant in terms of any assessment of effect.

26. The Proposal has failed to demonstrate the presence of significant rock resource material. There have been no subsurface geotechnical investigations to ascertain the type, quality and volume of rock present, or the extent of overburden that will need to be removed. The Preliminary Rock Resource Assessment notes that the type and quality of rock is likely to be similar to the existing quarry. Aggregate quality at the existing quarry is considered low and only useful for road chip seal and some hard fill applications. The existing rock is not suitable for use in concrete production. It is concerning that a PPC is being sought to quarry land where a detailed geotechnical assessment, including subsurface investigation, has not been undertaken. It is therefore difficult to correlate any perceived positive effects and balance these against the significant adverse effects outlined in this submission.
27. In CPS's opinion, the level of reporting and supporting evidence provided as part of the PPC is low, full of conjecture, and is based on opinion rather than evidence. Further supporting evidence and expert advice is required in the following areas:
 - a. Rock resource assessment
 - b. Economic impact
 - c. Ecology
 - d. Heritage and Cultural
 - e. Visual and Landscape
 - f. Social impact
 - g. Traffic
28. In addition to the above, CPS may present additional evidence as part of any hearing process including but not limited to the following:
 - a. Legal considerations
 - b. Planning evidence
 - c. Traffic Impact evidence
 - d. Heritage and Cultural evidence



- e. Noise evidence
- f. Social evidence
- g. Economic evidence
- h. Visual and Landscape evidence
- i. Ecology evidence

Ends

Clevedon Protection Society

From: [T True](#)
To: [Unitary Plan](#)
Subject: Submission on Plan Change 89
Date: Wednesday, 22 February 2023 9:32:01 pm
Attachments: [Clevedon Protection Society Submission PPC 89 Clevedon Quarry 24-02-23.pdf](#)

Hi,

I endorse the attached submission regarding the Clevedon Quarry.

Name: TA True & Jkw Brown
46 Pioneer Road
RD2
Papakura 2582

Any issues regarding my submission, please let me know.

Best regards,
Tiffany True
Ph 021673717

Sent from iPhone so please excuse brevity and grammar.



24 February 2023

**Submission - Private Plan Change 89 - Clevedon Quarry
Clevedon Protection Society 2017 Incorporated**

These submissions are made on behalf of the Clevedon Protection Society 2017 Incorporated ("CPS") in respect of its submission opposing the application by Stevenson Aggregate Limited (SAL) to rezone land at the Clevedon Quarry ("the Proposal") via a Private Plan Change ("PPC").

CPS was formed in 2017 by a group of concerned residents to oppose the expansion of Clevedon Quarry. CPS reached a mediated settlement with SAL (formerly Fulton Hogan) in the Environment Court. CPS is a member of the Clevedon Liaison Group ("CLG") which was established to oversee the ongoing management and operation at Clevedon Quarry.

CPS strongly opposes the Proposal and seeks that it be declined. If the Hearing Commissioners are minded to approve the PPC, changes are sought to better avoid, remedy, and mitigate significant adverse effects of the Proposal. | 17.1

Due to recent significant weather events including Cyclone Gabrielle, CPS has had limited time to seek expert advice and engage with its members to prepare this submission. The issues identified below outline our key concerns and additional evidence may be provided prior to any Hearing.

CPS's Concerns

1. The Proposal seeks to swap the extent of the Clevedon Quarry's ("the Quarry") Special Purpose Quarry Zone ("SPQZ") located in the northern half of 546 McNicol Road with a relocated SPQZ at 646 McNicol Road to the south of the existing Quarry. The land to the north which is proposed to be swapped includes an Outstanding Natural Feature overlay ("ONF"), Natural Stream Management Area ("NSMA") and Significant Ecological Areas ("SEA") overlay. No existing or consented quarry development is located within these overlays. There is precedent (Brookby Quarry) that suggests the SEA and NSMA overlays could be removed to allow quarrying activities to be undertaken on this land without the need for rezoning. However, this land is understood to have poor rock resource and therefore is not viable for quarry activities. The suggestion that this is merely a land "swap" is therefore false. Because the land to the north is not viable to quarry, the Proposal seeks to effectively expand the quarry to the south where its claimed rock resources are more favourable. This is not a "like for like" land swap. Rather, it is a major



quarry expansion. The effects of the rezoning/relocation of the SPQZ are significant given the SPQZ area that could be quarried under the Proposal is effectively doubling in size.

2. SAL owns approximately 400ha to the south of the existing quarry. CPS is concerned that should the Proposal be approved, it will create a precedence for future expansion to the south. Such an expansion could create a “mega quarry” well beyond the current Proposal. The necessity for medium- and long-term quarry development planning is highlighted in the Proposal. The Proposal suggests that Rural Productive land to the south could be rezoned and quarried in the future but provides no detail as to the extent of future development beyond the current Proposal. The Proposal should outline SAL intentions to further develop the Clevedon Quarry including timeframe and scale given the likely precedence this PPC could set. | 17.2
3. The proposal will result in a net loss of some 31 hectares of Rural Productive land. Clevedon is a mixture of countryside living, residential, and rural productive land. Clevedon is still largely a farming community on the fringe of metropolitan Auckland. It is therefore vitally important that every acre of rural productive land is protected for future generations. It is the fabric of our community and an important natural resource that provides economic benefit to our community.
4. It is unusual for a Private Plan Change application to be submitted without an accompanying Resource Consent application so that the proposed land use, operations, and significant adverse effects can be properly understood and either avoided or mitigated. Such adverse effects that would otherwise be considered as part of a Resource Consent would include truck movements, aggregate extraction volume, noise, dust, operating hours, visual and landscape effects, social impact, heritage and culture. Whilst SAL has previously advised that they do not plan to amend their existing consent, to give effect to the proposed PPC, either a new or amended RC would be required. We therefore believe such a consent should be considered as part of the proposed PPC. | 17.3
5. The existing Resource Consent requires certain upgrades to the existing roading network before truck volume restrictions can be removed. To date, SAL has been unable to obtain approval from Auckland Transport (AT) to complete these improvements. Furthermore, funding for these improvements and the ongoing maintenance has not been agreed to between SAL and AT. Other improvements such as the new bridal trail to address resident safety have not materialised despite the existing consent being in effect since 2018. CPS is concerned that no agreement will be reached between AT and SAL

for the required upgrades. Any proposed expansion of the quarry as proposed in the PPC will likely require an increase in truck numbers (as allowed under the existing consent) requiring associated roading and safety improvements. This issue must be resolved before any proposed rezoning occurs as the long-term effects are likely to be greater than what is covered under the existing RC. | 17.4

6. The existing roading network (McNicol and Tourist Road) was never constructed to carry HPMV quarry trucks. An example of the improvements required to the local roading network is evident at Brookby Quarry. These roads were never constructed either for the weight and volume of HPMV quarry trucks using that section of road. Auckland Transport is constantly repairing Brookby Road for this very reason, and this cost is not borne by the quarry operator. The same issues are present at Clevedon Quarry and the Proposal fails to address this issue. Formal agreement is required between SAL and AT. | 17.5
7. The recent severe weather events have significantly eroded and undermined the end of McNicol Road leading to the quarry. This poses a significant safety risk and environmental hazard should the remaining road fail and slip into the Wairoa River. There is barely enough room for one truck to safely use this section of road. Proposed roading upgrades have not materialized as there is insufficient public land available to widen and complete necessary road safety upgrades along McNicol Road.
8. The Proposal fails to provide an accurate stock take of Auckland's current and forecasted aggregate supply. Local quarries including Brookby and Drury have plentiful supplies of high-quality aggregate to meet the medium and long term demands of Auckland. SAL owns and operates the Drury quarry which was acquired in 2018. This quarry more than replaces their quarry at Whitford and with many large infrastructure projects in Auckland being stopped, there is no evidence within the PPC that justifies the proposed expansion. Further investigation and evidence are required to support the PPC.
9. The existing Clevedon quarry is known to only have low grade aggregate. The Proposal fails to address the environmental impact of expanding the existing quarry and how this is offset against the local and regional economic benefits. Much of the commentary in the Proposal is subjective and lacks any economic or market-based evidence.
10. Previous reports by Boffa Miskell submitted by SAL as part of the 2017 Resource Consent process determined that the quarry site had a high



ecological value. Reports submitted within the PPC suggest the site has a low ecological value. The evidence contained within the PPC is largely based on opinion rather than hard evidence or site investigation. Further investigation and expert-based evidence is required.

11. Native Long-Tailed Bats have recently been discovered along the Wairoa River adjacent to the existing Quarry. The Department of Conservation lists long-tailed bat populations as "critical" and in danger of extinction. Very little is currently known about the bat population or their nesting locations in Clevedon. CPS is concerned that any proposed changes to the existing quarry or local environment could have a detrimental impact on this vulnerable bat population. Further investigation and reporting are required.
12. The Proposal fails to identify the Social Effects of the PPC citing no increase in SPQZ. The effective area of proposed quarrying activity is doubling, therefore the social impact of this should be assessed and either avoided or mitigated. The most recent quarry expansion has resulted in the Te Araroa walking trail to be relocated from Clevedon to Mangatawhiri via Hunua, and McNicol Road to high-traffic areas to Mangatawhiri via Takanini and Papakura. This now means that trail walkers bypass Clevedon and a significant rural and scenic section of the trail.
13. The Proposal makes only cursory comments with regards to the Cultural Effects of the PPC. The Proposal does not include a detailed Cultural Assessment that is informed by the local Iwi, Ngai Tai Ki Tāmaki Tribal Trust. Otau Mountain, which lies to the north of the existing Quarry, and the adjacent Wairoa River, are of cultural and ancestral significance that requires further understanding and input from local Iwi as to their meaning and protection. Ngai Tai Ki Tāmaki Tribal Trust are the kaitiaki (guardians) of the river and must be consulted as part of this process.
14. Expanding the SPQZ to the south will have a significantly greater adverse Visual effect given the existing SPQZ area to the north was never likely to be quarried. The visual effect is effectively doubling. This effect will be felt most by residents on McNicol and Tourist Roads, and from the growing population and visitors to Clevedon Village. The Proposal fails to address this additional adverse effect. The proposed SPQZ expansion area is currently planted in pine and being harvested. The adverse effects if this area was to be quarried are clear. When replanted in pine, this area will return to a natural landscape within 3-5 years. If this area is quarried, it will have adverse effects on the natural landscape forever. The retention of the Northern ridgelines remains an important buffer to residents on McNicol Road.



15. Existing quarry operations have resulted in significant damage to the Southern Stream. The applicant has previously received an Abatement Notice for this damage and repairs are still ongoing some four years later. Existing streams and areas of ecological significance are extremely sensitive to quarry operations. Quarry activities by their very nature change water courses and drainage from upstream catchments. Damage to the existing Southern stream is just one example of the adverse effect of quarry operations adjacent to sensitive waterways and ecological areas. Recent damage is outlined in the Proposal and with Climate Change severe weather is only likely to increase.
16. The Proposal fails to assess the impact of Climate Change and the need for emission reductions. The Proposal does not explore how the aggregate or construction industry will change in response to Climate Change and the need for quarries in the future. It is naive to think that quarries as we know them today will operate the same in 20, 50 or 100 years.
17. Whilst sediment control measures can be implemented within the quarry in line with regulations, the Hunua Ranges and Wairoa River continuously face the risk of significant flooding. These control measures are no match for such floods where we are now regularly seeing levels exceeding 1:100-year events. Cyclone Gabrielle recently caused the Wairoa River to exceed all previous flood levels. Sediment in the river is at an all-time high. The Proposal fails to acknowledge this risk of further erosion and sediment flowing into the Wairoa River because of severe weather events. The Wairoa River has experienced three flooding events in excess of a 1:100-year event over the past decade. Water in the existing pit is known to overflow into the Wairoa River during heavy rain and flooding events. The effects of Climate Change and flooding on the Wairoa River have been ignored in the Proposal. The Wairoa River is the second largest in Auckland and must be protected and restored as an effective waterway for recreation, including kayaking, boating, food gathering, walking, picnicing, and hopefully swimming one day. The Wairoa River is also the only managed Trout fishing river in the Auckland Region, with recreational angling enjoyed by many. The increasing sedimentation of the river and declining water quality is marginalising this activity and other recreational opportunities.
18. Clevedon is undergoing significant development and change as it welcomes new residents and families into its community. Significant residential development is occurring within the Village and to the South towards Clevedon Quarry. This development is a mixture of countryside living and residential development. A new retirement village is also being built. The scale of development and investment in Clevedon as a destination to live and play

is significant. The proposed expansion of the Clevedon Quarry, plus any future planned development, is in stark contrast to the community and recreational destination that Clevedon has, and is, becoming. Quarry trucks don't mix well with children, families, and communities. Residential developments and rural lifestyle properties don't mix well with industrial scale quarry operations. Clevedon is a destination known region wide for its Farmers market, cycling, walking trails, polo, equestrian and other outdoor recreational activities. Clevedon is a popular location for all Aucklanders to visit and is one of the key gateways to the Pohutukawa Coast and Hunua Ranges.

19. Land stability and the method by which the existing quarry has been developed has been of concern to CPS and the community for many years. The existing quarry has seen several slips occur in recent years. One notable slip caused significant damage to the Southern stream. Should a significant slip occur within the current or proposed SPQZ, this would pose a significant risk to adjacent properties, Wairoa River, and wider Clevedon area out to the coast. The underlying geology of weathered rock and overburden on steep slopes poses a significant risk when combined with severe weather events like Cyclone Gabrielle. There is evidence further down Otau Mountain of landslides in recent years.
20. The Clevedon quarry is located directly on top of an active earthquake fault line. This fault is understood to have last moved in 1894. Evidence within the PPC fails to properly assess this risk. With recent earthquakes on the adjacent Kerepehi fault at Te Aroha (to the south) and the ongoing earthquake swarm in the Hauraki Gulf, this risk requires further investigation and expert reporting. Rock close to fault lines is known to be highly fractured and of low quality due to movement within the fault itself.
21. The Proposal does not address the risk of flooding either from within the existing quarry, or from the adjacent Wairoa River. Sediment build-up in the Wairoa River and forestry slash are creating more destructive flooding events than ever before. The existing quarry has limited flood protection. Any expansion of the existing quarry will alter water courses and could cause new areas to flood and or worsen existing flooding. Should there be a major slip within the quarry or surrounding areas, this has the potential to block the Wairoa River (in full or part), causing devastation with silt and rock material being transported down the river via flood waters and into the Clevedon flood-plain and beyond into the Hauraki Gulf.
22. The Proposal assumes that aggregate from the quarry is transported solely via trucks using the local roading network. As stated in the Proposal, quarry developments need to take a long-term view (50 to 100 years) with respect to

investment and viability. The Proposal does not consider alternative methods of transportation including rail as is done internationally. If Clevedon quarry is of such regional significance and is envisaged to be in operation for at least 100 years or more, investment in purpose built aggregate haulage infrastructure must be considered if this PPC is to be considered. A connected-up strategy between quarry operators, Auckland Council, and Auckland Transport is required to ensure appropriate investment is provided for all supporting infrastructure as part of any long term city planning. Considering such a PPC without any plans for supporting infrastructure would further increase the level of adverse effects.

23. Clevedon quarry is at the end of a long metal road in Southeast Auckland. It is not easily accessible as trucks must travel some 22km on rural roads in each direction to access the Auckland motorway system. The roading network serving the Brookby Quarry is a prime example of poor infrastructure planning serving a large quarry. On Tourist Road there is a one-way bridge, and a section of McNicol road is only a single lane. Tourist Road also includes several high-risk intersections which do not support HPMV quarry trucks. Tourist and McNicol Road regularly flood. These matters need to be addressed as part of any PPC as the Resource Consent process assumes the existing supporting infrastructure is already in place for such land use and future developments. The Proposal ignores these offsite effects and instead seeks to defer to a future Resource Consent process that will not be able to consider these adverse effects.
24. The lack of any local positive effects in support of this Proposal is concerning. The positive effects outlined in the Proposal are self-serving in nature. The Proposal does not propose any positive effects for the Clevedon community who will be the most affected.
25. The existing SPQZ at Clevedon Quarry was introduced during the establishment of the Auckland Unitary Plan ("AUP"). This overlay sought to protect existing use rights and was a late addition to the AUP. Although these matters were heard as part of the broader AUP hearing process, the Clevedon community was not fully engaged in this process and did not know such provisions were being implemented. The 2017 RC process sought to give effect to these new rules within the existing SPQZ as part of a planned expansion of the Clevedon quarry. However, the SPQZ was never intended to be used as an instrument to assess the effects of establishing a new SPQZ adjacent to an existing quarry. The Proposal seeks to use the existing SPQZ as precedence for future expansion. In our opinion, this is not how the existing SPQZ rules were intended to be used. The proposed quarry expansion is akin



to establishing a new quarry, the fact it is located adjacent to an existing quarry is irrelevant in terms of any assessment of effect.

26. The Proposal has failed to demonstrate the presence of significant rock resource material. There have been no subsurface geotechnical investigations to ascertain the type, quality and volume of rock present, or the extent of overburden that will need to be removed. The Preliminary Rock Resource Assessment notes that the type and quality of rock is likely to be similar to the existing quarry. Aggregate quality at the existing quarry is considered low and only useful for road chip seal and some hard fill applications. The existing rock is not suitable for use in concrete production. It is concerning that a PPC is being sought to quarry land where a detailed geotechnical assessment, including subsurface investigation, has not been undertaken. It is therefore difficult to correlate any perceived positive effects and balance these against the significant adverse effects outlined in this submission.
27. In CPS's opinion, the level of reporting and supporting evidence provided as part of the PPC is low, full of conjecture, and is based on opinion rather than evidence. Further supporting evidence and expert advice is required in the following areas:
 - a. Rock resource assessment
 - b. Economic impact
 - c. Ecology
 - d. Heritage and Cultural
 - e. Visual and Landscape
 - f. Social impact
 - g. Traffic
28. In addition to the above, CPS may present additional evidence as part of any hearing process including but not limited to the following:
 - a. Legal considerations
 - b. Planning evidence
 - c. Traffic Impact evidence
 - d. Heritage and Cultural evidence



- e. Noise evidence
- f. Social evidence
- g. Economic evidence
- h. Visual and Landscape evidence
- i. Ecology evidence

Ends

Clevedon Protection Society

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Robert James Peters
Date: Thursday, 23 February 2023 8:30:36 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Robert James Peters

Organisation name:

Agent's full name:

Email address: kiwipetersagogo@gmail.com

Contact phone number:

Postal address:
500 Clevedon-Takanini Road
RD2
Papakura
Auckland 2582

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:

Property address: PC 89 (Private): Clevedon Quarry

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

My reasons align strongly with the reasons submitted by the Clevedon Protection Society

I or we seek the following decision by council: Decline the plan change

18.1

Submission date: 23 February 2023

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Isabella Grace Curran
Date: Thursday, 23 February 2023 9:15:34 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Isabella Grace Curran

Organisation name:

Agent's full name:

Email address: izzygcurran@gmail.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:
Changing the zoning of Clevedon Village to Quarry

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
The roads cannot take it. Trucks have already damaged the local roads greatly. Our roads provide beautiful recreational space for our residents and other people from town. Increased truck activity makes the roads too dangerous for walkers, cyclists and horse-riders.

I or we seek the following decision by council: Decline the plan change

19.1

Submission date: 23 February 2023

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Jonathan Ford
Date: Thursday, 23 February 2023 9:15:37 am
Attachments: [Clevedon Protection Society Submission PPC 89 Clevedon Quarry 24-02-23 20230223090309.917.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jonathan Ford

Organisation name:

Agent's full name: Jonathan Ford

Email address: jford@gpcasiapac.com

Contact phone number:

Postal address:
3 Rossbern Lane
Clevedon
2585

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:

Property address: Clevedon Quarry

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:
Attached submission is supported

I or we seek the following decision by council: Decline the plan change

20.1

Submission date: 23 February 2023

Supporting documents
[Clevedon Protection Society Submission PPC 89 Clevedon Quarry 24-02-23 20230223090309.917.pdf](#)

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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24 February 2023

**Submission - Private Plan Change 89 - Clevedon Quarry
Clevedon Protection Society 2017 Incorporated**

These submissions are made on behalf of the Clevedon Protection Society 2017 Incorporated ("CPS") in respect of its submission opposing the application by Stevenson Aggregate Limited (SAL) to rezone land at the Clevedon Quarry ("the Proposal") via a Private Plan Change ("PPC").

CPS was formed in 2017 by a group of concerned residents to oppose the expansion of Clevedon Quarry. CPS reached a mediated settlement with SAL (formerly Fulton Hogan) in the Environment Court. CPS is a member of the Clevedon Liaison Group ("CLG") which was established to oversee the ongoing management and operation at Clevedon Quarry.

CPS strongly opposes the Proposal and seeks that it be declined. If the Hearing Commissioners are minded to approve the PPC, changes are sought to better avoid, remedy, and mitigate significant adverse effects of the Proposal.

Due to recent significant weather events including Cyclone Gabrielle, CPS has had limited time to seek expert advice and engage with its members to prepare this submission. The issues identified below outline our key concerns and additional evidence may be provided prior to any Hearing.

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1. The Proposal seeks to swap the extent of the Clevedon Quarry's ("the Quarry") Special Purpose Quarry Zone ("SPQZ") located in the northern half of 546 McNicol Road with a relocated SPQZ at 646 McNicol Road to the south of the existing Quarry. The land to the north which is proposed to be swapped includes an Outstanding Natural Feature overlay ("ONF"), Natural Stream Management Area ("NSMA") and Significant Ecological Areas ("SEA") overlay. No existing or consented quarry development is located within these overlays. There is precedent (Brookby Quarry) that suggests the SEA and NSMA overlays could be removed to allow quarrying activities to be undertaken on this land without the need for rezoning. However, this land is understood to have poor rock resource and therefore is not viable for quarry activities. The suggestion that this is merely a land "swap" is therefore false. Because the land to the north is not viable to quarry, the Proposal seeks to effectively expand the quarry to the south where its claimed rock resources are more favourable. This is not a "like for like" land swap. Rather, it is a major



quarry expansion. The effects of the rezoning/relocation of the SPQZ are significant given the SPQZ area that could be quarried under the Proposal is effectively doubling in size.

2. SAL owns approximately 400ha to the south of the existing quarry. CPS is concerned that should the Proposal be approved, it will create a precedence for future expansion to the south. Such an expansion could create a "mega quarry" well beyond the current Proposal. The necessity for medium- and long-term quarry development planning is highlighted in the Proposal. The Proposal suggests that Rural Productive land to the south could be rezoned and quarried in the future but provides no detail as to the extent of future development beyond the current Proposal. The Proposal should outline SAL intentions to further develop the Clevedon Quarry including timeframe and scale given the likely precedence this PPC could set.
3. The proposal will result in a net loss of some 31 hectares of Rural Productive land. Clevedon is a mixture of countryside living, residential, and rural productive land. Clevedon is still largely a farming community on the fringe of metropolitan Auckland. It is therefore vitally important that every acre of rural productive land is protected for future generations. It is the fabric of our community and an important natural resource that provides economic benefit to our community.
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5. The existing Resource Consent requires certain upgrades to the existing roading network before truck volume restrictions can be removed. To date, SAL has been unable to obtain approval from Auckland Transport (AT) to complete these improvements. Furthermore, funding for these improvements and the ongoing maintenance has not been agreed to between SAL and AT. Other improvements such as the new bridal trail to address resident safety have not materialised despite the existing consent being in effect since 2018. CPS is concerned that no agreement will be reached between AT and SAL

for the required upgrades. Any proposed expansion of the quarry as proposed in the PPC will likely require an increase in truck numbers (as allowed under the existing consent) requiring associated roading and safety improvements. This issue must be resolved before any proposed rezoning occurs as the long-term effects are likely to be greater than what is covered under the existing RC.

6. The existing roading network (McNicol and Tourist Road) was never constructed to carry HPMV quarry trucks. An example of the improvements required to the local roading network is evident at Brookby Quarry. These roads were never constructed either for the weight and volume of HPMV quarry trucks using that section of road. Auckland Transport is constantly repairing Brookby Road for this very reason, and this cost is not borne by the quarry operator. The same issues are present at Clevedon Quarry and the Proposal fails to address this issue. Formal agreement is required between SAL and AT.
7. The recent severe weather events have significantly eroded and undermined the end of McNicol Road leading to the quarry. This poses a significant safety risk and environmental hazard should the remaining road fail and slip into the Wairoa River. There is barely enough room for one truck to safely use this section of road. Proposed roading upgrades have not materialized as there is insufficient public land available to widen and complete necessary road safety upgrades along McNicol Road.
8. The Proposal fails to provide an accurate stock take of Auckland's current and forecasted aggregate supply. Local quarries including Brookby and Drury have plentiful supplies of high-quality aggregate to meet the medium and long term demands of Auckland. SAL owns and operates the Drury quarry which was acquired in 2018. This quarry more than replaces their quarry at Whitford and with many large infrastructure projects in Auckland being stopped, there is no evidence within the PPC that justifies the proposed expansion. Further investigation and evidence are required to support the PPC.
9. The existing Clevedon quarry is known to only have low grade aggregate. The Proposal fails to address the environmental impact of expanding the existing quarry and how this is offset against the local and regional economic benefits. Much of the commentary in the Proposal is subjective and lacks any economic or market-based evidence.
10. Previous reports by Boffa Miskell submitted by SAL as part of the 2017 Resource Consent process determined that the quarry site had a high



ecological value. Reports submitted within the PPC suggest the site has a low ecological value. The evidence contained within the PPC is largely based on opinion rather than hard evidence or site investigation. Further investigation and expert-based evidence is required.

11. Native Long-Tailed Bats have recently been discovered along the Wairoa River adjacent to the existing Quarry. The Department of Conservation lists long-tailed bat populations as "critical" and in danger of extinction. Very little is currently known about the bat population or their nesting locations in Clevedon. CPS is concerned that any proposed changes to the existing quarry or local environment could have a detrimental impact on this vulnerable bat population. Further investigation and reporting are required.
12. The Proposal fails to identify the Social Effects of the PPC citing no increase in SPQZ. The effective area of proposed quarrying activity is doubling, therefore the social impact of this should be assessed and either avoided or mitigated. The most recent quarry expansion has resulted in the Te Araroa walking trail to be relocated from Clevedon to Mangatawhiri via Hunua, and McNicol Road to high-traffic areas to Mangatawhiri via Takanini and Papakura. This now means that trail walkers bypass Clevedon and a significant rural and scenic section of the trail.
13. The Proposal makes only cursory comments with regards to the Cultural Effects of the PPC. The Proposal does not include a detailed Cultural Assessment that is informed by the local Iwi, Ngai Tai Ki Tāmaki Tribal Trust. Otau Mountain, which lies to the north of the existing Quarry, and the adjacent Wairoa River, are of cultural and ancestral significance that requires further understanding and input from local Iwi as to their meaning and protection. Ngai Tai Ki Tāmaki Tribal Trust are the kaitiaki (guardians) of the river and must be consulted as part of this process.
14. Expanding the SPQZ to the south will have a significantly greater adverse Visual effect given the existing SPQZ area to the north was never likely to be quarried. The visual effect is effectively doubling. This effect will be felt most by residents on McNicol and Tourist Roads, and from the growing population and visitors to Clevedon Village. The Proposal fails to address this additional adverse effect. The proposed SPQZ expansion area is currently planted in pine and being harvested. The adverse effects if this area was to be quarried are clear. When replanted in pine, this area will return to a natural landscape within 3-5 years. If this area is quarried, it will have adverse effects on the natural landscape forever. The retention of the Northern ridgelines remains an important buffer to residents on McNicol Road.



15. Existing quarry operations have resulted in significant damage to the Southern Stream. The applicant has previously received an Abatement Notice for this damage and repairs are still ongoing some four years later. Existing streams and areas of ecological significance are extremely sensitive to quarry operations. Quarry activities by their very nature change water courses and drainage from upstream catchments. Damage to the existing Southern stream is just one example of the adverse effect of quarry operations adjacent to sensitive waterways and ecological areas. Recent damage is outlined in the Proposal and with Climate Change severe weather is only likely to increase.
16. The Proposal fails to assess the impact of Climate Change and the need for emission reductions. The Proposal does not explore how the aggregate or construction industry will change in response to Climate Change and the need for quarries in the future. It is naive to think that quarries as we know them today will operate the same in 20, 50 or 100 years.
17. Whilst sediment control measures can be implemented within the quarry in line with regulations, the Hunua Ranges and Wairoa River continuously face the risk of significant flooding. These control measures are no match for such floods where we are now regularly seeing levels exceeding 1:100-year events. Cyclone Gabrielle recently caused the Wairoa River to exceed all previous flood levels. Sediment in the river is at an all-time high. The Proposal fails to acknowledge this risk of further erosion and sediment flowing into the Wairoa River because of severe weather events. The Wairoa River has experienced three flooding events in excess of a 1:100-year event over the past decade. Water in the existing pit is known to overflow into the Wairoa River during heavy rain and flooding events. The effects of Climate Change and flooding on the Wairoa River have been ignored in the Proposal. The Wairoa River is the second largest in Auckland and must be protected and restored as an effective waterway for recreation, including kayaking, boating, food gathering, walking, picnicing, and hopefully swimming one day. The Wairoa River is also the only managed Trout fishing river in the Auckland Region, with recreational angling enjoyed by many. The increasing sedimentation of the river and declining water quality is marginalising this activity and other recreational opportunities.
18. Clevedon is undergoing significant development and change as it welcomes new residents and families into its community. Significant residential development is occurring within the Village and to the South towards Clevedon Quarry. This development is a mixture of countryside living and residential development. A new retirement village is also being built. The scale of development and investment in Clevedon as a destination to live and play

is significant. The proposed expansion of the Clevedon Quarry, plus any future planned development, is in stark contrast to the community and recreational destination that Clevedon has, and is, becoming. Quarry trucks don't mix well with children, families, and communities. Residential developments and rural lifestyle properties don't mix well with industrial scale quarry operations. Clevedon is a destination known region wide for its Farmers market, cycling, walking trails, polo, equestrian and other outdoor recreational activities. Clevedon is a popular location for all Aucklanders to visit and is one of the key gateways to the Pohutukawa Coast and Hunua Ranges.

19. Land stability and the method by which the existing quarry has been developed has been of concern to CPS and the community for many years. The existing quarry has seen several slips occur in recent years. One notable slip caused significant damage to the Southern stream. Should a significant slip occur within the current or proposed SPQZ, this would pose a significant risk to adjacent properties, Wairoa River, and wider Clevedon area out to the coast. The underlying geology of weathered rock and overburden on steep slopes poses a significant risk when combined with severe weather events like Cyclone Gabrielle. There is evidence further down Otau Mountain of landslides in recent years.
20. The Clevedon quarry is located directly on top of an active earthquake fault line. This fault is understood to have last moved in 1894. Evidence within the PPC fails to properly assess this risk. With recent earthquakes on the adjacent Kerepehi fault at Te Aroha (to the south) and the ongoing earthquake swarm in the Hauraki Gulf, this risk requires further investigation and expert reporting. Rock close to fault lines is known to be highly fractured and of low quality due to movement within the fault itself.
21. The Proposal does not address the risk of flooding either from within the existing quarry, or from the adjacent Wairoa River. Sediment build-up in the Wairoa River and forestry slash are creating more destructive flooding events than ever before. The existing quarry has limited flood protection. Any expansion of the existing quarry will alter water courses and could cause new areas to flood and or worsen existing flooding. Should there be a major slip within the quarry or surrounding areas, this has the potential to block the Wairoa River (in full or part), causing devastation with silt and rock material being transported down the river via flood waters and into the Clevedon flood-plain and beyond into the Hauraki Gulf.
22. The Proposal assumes that aggregate from the quarry is transported solely via trucks using the local roading network. As stated in the Proposal, quarry developments need to take a long-term view (50 to 100 years) with respect to

investment and viability. The Proposal does not consider alternative methods of transportation including rail as is done internationally. If Clevedon quarry is of such regional significance and is envisaged to be in operation for at least 100 years or more, investment in purpose built aggregate haulage infrastructure must be considered if this PPC is to be considered. A connected-up strategy between quarry operators, Auckland Council, and Auckland Transport is required to ensure appropriate investment is provided for all supporting infrastructure as part of any long term city planning. Considering such a PPC without any plans for supporting infrastructure would further increase the level of adverse effects.

23. Clevedon quarry is at the end of a long metal road in Southeast Auckland. It is not easily accessible as trucks must travel some 22km on rural roads in each direction to access the Auckland motorway system. The roading network serving the Brookby Quarry is a prime example of poor infrastructure planning serving a large quarry. On Tourist Road there is a one-way bridge, and a section of McNicol road is only a single lane. Tourist Road also includes several high-risk intersections which do not support HPMV quarry trucks. Tourist and McNicol Road regularly flood. These matters need to be addressed as part of any PPC as the Resource Consent process assumes the existing supporting infrastructure is already in place for such land use and future developments. The Proposal ignores these offsite effects and instead seeks to defer to a future Resource Consent process that will not be able to consider these adverse effects.
24. The lack of any local positive effects in support of this Proposal is concerning. The positive effects outlined in the Proposal are self-serving in nature. The Proposal does not propose any positive effects for the Clevedon community who will be the most affected.
25. The existing SPQZ at Clevedon Quarry was introduced during the establishment of the Auckland Unitary Plan ("AUP"). This overlay sought to protect existing use rights and was a late addition to the AUP. Although these matters were heard as part of the broader AUP hearing process, the Clevedon community was not fully engaged in this process and did not know such provisions were being implemented. The 2017 RC process sought to give effect to these new rules within the existing SPQZ as part of a planned expansion of the Clevedon quarry. However, the SPQZ was never intended to be used as an instrument to assess the effects of establishing a new SPQZ adjacent to an existing quarry. The Proposal seeks to use the existing SPQZ as precedence for future expansion. In our opinion, this is not how the existing SPQZ rules were intended to be used. The proposed quarry expansion is akin



to establishing a new quarry, the fact it is located adjacent to an existing quarry is irrelevant in terms of any assessment of effect.

26. The Proposal has failed to demonstrate the presence of significant rock resource material. There have been no subsurface geotechnical investigations to ascertain the type, quality and volume of rock present, or the extent of overburden that will need to be removed. The Preliminary Rock Resource Assessment notes that the type and quality of rock is likely to be similar to the existing quarry. Aggregate quality at the existing quarry is considered low and only useful for road chip seal and some hard fill applications. The existing rock is not suitable for use in concrete production. It is concerning that a PPC is being sought to quarry land where a detailed geotechnical assessment, including subsurface investigation, has not been undertaken. It is therefore difficult to correlate any perceived positive effects and balance these against the significant adverse effects outlined in this submission.
27. In CPS's opinion, the level of reporting and supporting evidence provided as part of the PPC is low, full of conjecture, and is based on opinion rather than evidence. Further supporting evidence and expert advice is required in the following areas:
 - a. Rock resource assessment
 - b. Economic impact
 - c. Ecology
 - d. Heritage and Cultural
 - e. Visual and Landscape
 - f. Social impact
 - g. Traffic
28. In addition to the above, CPS may present additional evidence as part of any hearing process including but not limited to the following:
 - a. Legal considerations
 - b. Planning evidence
 - c. Traffic Impact evidence
 - d. Heritage and Cultural evidence



- e. Noise evidence
- f. Social evidence
- g. Economic evidence
- h. Visual and Landscape evidence
- i. Ecology evidence

Ends

Clevedon Protection Society

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Belinda Clarke
Date: Thursday, 23 February 2023 9:15:38 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Belinda Clarke

Organisation name:

Agent's full name:

Email address: djcbmc@gmail.com

Contact phone number:

Postal address:
26 Monument Road
Clevedon
Auckland 2582

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:
Stephensons Quarry on McNicol Road re-zoning land to enable quarry expansion.

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
Access to the quarry is totally unsuitable for large trucks when they intend to use Otau Mountain Road and presently on McNicol Road. It creates noise and dust in a quiet rural area and being on a fault line if there was a slip could cause fatalities.

I or we seek the following decision by council: Decline the plan change

| 21.1

Submission date: 23 February 2023

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Liz Robertson
Date: Thursday, 23 February 2023 9:15:38 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Liz Robertson

Organisation name:

Agent's full name:

Email address: lilybit13@gmail.com

Contact phone number:

Postal address:

6 Beckby way

Clevedon

Auckland 2158

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:

Property address: Mnicols road

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

We live in the area and don't want our house or wider community affected by the affects of the quarry, we already get flooded and we don't need this to get worst with the land damage a quarry does. Our children have the right to grow up in the clean environment we have created for them.

I or we seek the following decision by council: Decline the plan change

22.1

Submission date: 23 February 2023

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Anthony T Curran
Date: Thursday, 23 February 2023 10:30:39 am
Attachments: [Clevedon Protection Society Submission PPC 89 Clevedon Quarry 24-02-23 20230223101746.429.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Anthony T Curran

Organisation name:

Agent's full name:

Email address: nztonycu@gmail.com

Contact phone number:

Postal address:
334 Tourist Road
RD5 Papakura
Auckland 2585

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:
Plan change 89 Clevedon Quarry

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:
The plan change intends to allow Stevensons (FH) to commence Quarrying in a location where right now now Quarry exists i. e. Stevensons (FH) want a new Quarry we object because they already have permission to Quarry rock from their current location.
Also If this plan change is agreed to the sediment from the increased Quarrying Operation will wnd up in the Wairoa river as it had done over the past years. The evidence for this lies with millions of sharp rocks lying on the river bed. Every rocky bed river I have ever trout fished from has round rocks formed over centuries of being washed down towards the Sea

I or we seek the following decision by council: Decline the plan change

23.1

Submission date: 23 February 2023

Supporting documents
Clevedon Protection Society_Submission_PPC 89 Clevedon Quarry_24-02-
23_20230223101746.429.pdf

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

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24 February 2023

**Submission - Private Plan Change 89 - Clevedon Quarry
Clevedon Protection Society 2017 Incorporated**

These submissions are made on behalf of the Clevedon Protection Society 2017 Incorporated ("CPS") in respect of its submission opposing the application by Stevenson Aggregate Limited (SAL) to rezone land at the Clevedon Quarry ("the Proposal") via a Private Plan Change ("PPC").

CPS was formed in 2017 by a group of concerned residents to oppose the expansion of Clevedon Quarry. CPS reached a mediated settlement with SAL (formerly Fulton Hogan) in the Environment Court. CPS is a member of the Clevedon Liaison Group ("CLG") which was established to oversee the ongoing management and operation at Clevedon Quarry.

CPS strongly opposes the Proposal and seeks that it be declined. If the Hearing Commissioners are minded to approve the PPC, changes are sought to better avoid, remedy, and mitigate significant adverse effects of the Proposal.

Due to recent significant weather events including Cyclone Gabrielle, CPS has had limited time to seek expert advice and engage with its members to prepare this submission. The issues identified below outline our key concerns and additional evidence may be provided prior to any Hearing.

CPS's Concerns

1. The Proposal seeks to swap the extent of the Clevedon Quarry's ("the Quarry") Special Purpose Quarry Zone ("SPQZ") located in the northern half of 546 McNicol Road with a relocated SPQZ at 646 McNicol Road to the south of the existing Quarry. The land to the north which is proposed to be swapped includes an Outstanding Natural Feature overlay ("ONF"), Natural Stream Management Area ("NSMA") and Significant Ecological Areas ("SEA") overlay. No existing or consented quarry development is located within these overlays. There is precedent (Brookby Quarry) that suggests the SEA and NSMA overlays could be removed to allow quarrying activities to be undertaken on this land without the need for rezoning. However, this land is understood to have poor rock resource and therefore is not viable for quarry activities. The suggestion that this is merely a land "swap" is therefore false. Because the land to the north is not viable to quarry, the Proposal seeks to effectively expand the quarry to the south where its claimed rock resources are more favourable. This is not a "like for like" land swap. Rather, it is a major

quarry expansion. The effects of the rezoning/relocation of the SPQZ are significant given the SPQZ area that could be quarried under the Proposal is effectively doubling in size.

2. SAL owns approximately 400ha to the south of the existing quarry. CPS is concerned that should the Proposal be approved, it will create a precedence for future expansion to the south. Such an expansion could create a “mega quarry” well beyond the current Proposal. The necessity for medium- and long-term quarry development planning is highlighted in the Proposal. The Proposal suggests that Rural Productive land to the south could be rezoned and quarried in the future but provides no detail as to the extent of future development beyond the current Proposal. The Proposal should outline SAL intentions to further develop the Clevedon Quarry including timeframe and scale given the likely precedence this PPC could set.
3. The proposal will result in a net loss of some 31 hectares of Rural Productive land. Clevedon is a mixture of countryside living, residential, and rural productive land. Clevedon is still largely a farming community on the fringe of metropolitan Auckland. It is therefore vitally important that every acre of rural productive land is protected for future generations. It is the fabric of our community and an important natural resource that provides economic benefit to our community.
4. It is unusual for a Private Plan Change application to be submitted without an accompanying Resource Consent application so that the proposed land use, operations, and significant adverse effects can be properly understood and either avoided or mitigated. Such adverse effects that would otherwise be considered as part of a Resource Consent would include truck movements, aggregate extraction volume, noise, dust, operating hours, visual and landscape effects, social impact, heritage and culture. Whilst SAL has previously advised that they do not plan to amend their existing consent, to give effect to the proposed PPC, either a new or amended RC would be required. We therefore believe such a consent should be considered as part of the proposed PPC.
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for the required upgrades. Any proposed expansion of the quarry as proposed in the PPC will likely require an increase in truck numbers (as allowed under the existing consent) requiring associated roading and safety improvements. This issue must be resolved before any proposed rezoning occurs as the long-term effects are likely to be greater than what is covered under the existing RC.

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12. The Proposal fails to identify the Social Effects of the PPC citing no increase in SPQZ. The effective area of proposed quarrying activity is doubling, therefore the social impact of this should be assessed and either avoided or mitigated. The most recent quarry expansion has resulted in the Te Araroa walking trail to be relocated from Clevedon to Mangatawhiri via Hunua, and McNicol Road to high-traffic areas to Mangatawhiri via Takanini and Papakura. This now means that trail walkers bypass Clevedon and a significant rural and scenic section of the trail.
13. The Proposal makes only cursory comments with regards to the Cultural Effects of the PPC. The Proposal does not include a detailed Cultural Assessment that is informed by the local Iwi, Ngai Tai Ki Tāmaki Tribal Trust. Otau Mountain, which lies to the north of the existing Quarry, and the adjacent Wairoa River, are of cultural and ancestral significance that requires further understanding and input from local Iwi as to their meaning and protection. Ngai Tai Ki Tāmaki Tribal Trust are the kaitiaki (guardians) of the river and must be consulted as part of this process.
14. Expanding the SPQZ to the south will have a significantly greater adverse Visual effect given the existing SPQZ area to the north was never likely to be quarried. The visual effect is effectively doubling. This effect will be felt most by residents on McNicol and Tourist Roads, and from the growing population and visitors to Clevedon Village. The Proposal fails to address this additional adverse effect. The proposed SPQZ expansion area is currently planted in pine and being harvested. The adverse effects if this area was to be quarried are clear. When replanted in pine, this area will return to a natural landscape within 3-5 years. If this area is quarried, it will have adverse effects on the natural landscape forever. The retention of the Northern ridgelines remains an important buffer to residents on McNicol Road.



15. Existing quarry operations have resulted in significant damage to the Southern Stream. The applicant has previously received an Abatement Notice for this damage and repairs are still ongoing some four years later. Existing streams and areas of ecological significance are extremely sensitive to quarry operations. Quarry activities by their very nature change water courses and drainage from upstream catchments. Damage to the existing Southern stream is just one example of the adverse effect of quarry operations adjacent to sensitive waterways and ecological areas. Recent damage is outlined in the Proposal and with Climate Change severe weather is only likely to increase.
16. The Proposal fails to assess the impact of Climate Change and the need for emission reductions. The Proposal does not explore how the aggregate or construction industry will change in response to Climate Change and the need for quarries in the future. It is naive to think that quarries as we know them today will operate the same in 20, 50 or 100 years.
17. Whilst sediment control measures can be implemented within the quarry in line with regulations, the Hunua Ranges and Wairoa River continuously face the risk of significant flooding. These control measures are no match for such floods where we are now regularly seeing levels exceeding 1:100-year events. Cyclone Gabrielle recently caused the Wairoa River to exceed all previous flood levels. Sediment in the river is at an all-time high. The Proposal fails to acknowledge this risk of further erosion and sediment flowing into the Wairoa River because of severe weather events. The Wairoa River has experienced three flooding events in excess of a 1:100-year event over the past decade. Water in the existing pit is known to overflow into the Wairoa River during heavy rain and flooding events. The effects of Climate Change and flooding on the Wairoa River have been ignored in the Proposal. The Wairoa River is the second largest in Auckland and must be protected and restored as an effective waterway for recreation, including kayaking, boating, food gathering, walking, picnicing, and hopefully swimming one day. The Wairoa River is also the only managed Trout fishing river in the Auckland Region, with recreational angling enjoyed by many. The increasing sedimentation of the river and declining water quality is marginalising this activity and other recreational opportunities.
18. Clevedon is undergoing significant development and change as it welcomes new residents and families into its community. Significant residential development is occurring within the Village and to the South towards Clevedon Quarry. This development is a mixture of countryside living and residential development. A new retirement village is also being built. The scale of development and investment in Clevedon as a destination to live and play

is significant. The proposed expansion of the Clevedon Quarry, plus any future planned development, is in stark contrast to the community and recreational destination that Clevedon has, and is, becoming. Quarry trucks don't mix well with children, families, and communities. Residential developments and rural lifestyle properties don't mix well with industrial scale quarry operations. Clevedon is a destination known region wide for its Farmers market, cycling, walking trails, polo, equestrian and other outdoor recreational activities. Clevedon is a popular location for all Aucklanders to visit and is one of the key gateways to the Pohutukawa Coast and Hunua Ranges.

19. Land stability and the method by which the existing quarry has been developed has been of concern to CPS and the community for many years. The existing quarry has seen several slips occur in recent years. One notable slip caused significant damage to the Southern stream. Should a significant slip occur within the current or proposed SPQZ, this would pose a significant risk to adjacent properties, Wairoa River, and wider Clevedon area out to the coast. The underlying geology of weathered rock and overburden on steep slopes poses a significant risk when combined with severe weather events like Cyclone Gabrielle. There is evidence further down Otau Mountain of landslides in recent years.
20. The Clevedon quarry is located directly on top of an active earthquake fault line. This fault is understood to have last moved in 1894. Evidence within the PPC fails to properly assess this risk. With recent earthquakes on the adjacent Kerepehi fault at Te Aroha (to the south) and the ongoing earthquake swarm in the Hauraki Gulf, this risk requires further investigation and expert reporting. Rock close to fault lines is known to be highly fractured and of low quality due to movement within the fault itself.
21. The Proposal does not address the risk of flooding either from within the existing quarry, or from the adjacent Wairoa River. Sediment build-up in the Wairoa River and forestry slash are creating more destructive flooding events than ever before. The existing quarry has limited flood protection. Any expansion of the existing quarry will alter water courses and could cause new areas to flood and or worsen existing flooding. Should there be a major slip within the quarry or surrounding areas, this has the potential to block the Wairoa River (in full or part), causing devastation with silt and rock material being transported down the river via flood waters and into the Clevedon flood-plain and beyond into the Hauraki Gulf.
22. The Proposal assumes that aggregate from the quarry is transported solely via trucks using the local roading network. As stated in the Proposal, quarry developments need to take a long-term view (50 to 100 years) with respect to

investment and viability. The Proposal does not consider alternative methods of transportation including rail as is done internationally. If Clevedon quarry is of such regional significance and is envisaged to be in operation for at least 100 years or more, investment in purpose built aggregate haulage infrastructure must be considered if this PPC is to be considered. A connected-up strategy between quarry operators, Auckland Council, and Auckland Transport is required to ensure appropriate investment is provided for all supporting infrastructure as part of any long term city planning. Considering such a PPC without any plans for supporting infrastructure would further increase the level of adverse effects.

23. Clevedon quarry is at the end of a long metal road in Southeast Auckland. It is not easily accessible as trucks must travel some 22km on rural roads in each direction to access the Auckland motorway system. The roading network serving the Brookby Quarry is a prime example of poor infrastructure planning serving a large quarry. On Tourist Road there is a one-way bridge, and a section of McNicol road is only a single lane. Tourist Road also includes several high-risk intersections which do not support HPMV quarry trucks. Tourist and McNicol Road regularly flood. These matters need to be addressed as part of any PPC as the Resource Consent process assumes the existing supporting infrastructure is already in place for such land use and future developments. The Proposal ignores these offsite effects and instead seeks to defer to a future Resource Consent process that will not be able to consider these adverse effects.
24. The lack of any local positive effects in support of this Proposal is concerning. The positive effects outlined in the Proposal are self-serving in nature. The Proposal does not propose any positive effects for the Clevedon community who will be the most affected.
25. The existing SPQZ at Clevedon Quarry was introduced during the establishment of the Auckland Unitary Plan ("AUP"). This overlay sought to protect existing use rights and was a late addition to the AUP. Although these matters were heard as part of the broader AUP hearing process, the Clevedon community was not fully engaged in this process and did not know such provisions were being implemented. The 2017 RC process sought to give effect to these new rules within the existing SPQZ as part of a planned expansion of the Clevedon quarry. However, the SPQZ was never intended to be used as an instrument to assess the effects of establishing a new SPQZ adjacent to an existing quarry. The Proposal seeks to use the existing SPQZ as precedence for future expansion. In our opinion, this is not how the existing SPQZ rules were intended to be used. The proposed quarry expansion is akin



to establishing a new quarry, the fact it is located adjacent to an existing quarry is irrelevant in terms of any assessment of effect.

26. The Proposal has failed to demonstrate the presence of significant rock resource material. There have been no subsurface geotechnical investigations to ascertain the type, quality and volume of rock present, or the extent of overburden that will need to be removed. The Preliminary Rock Resource Assessment notes that the type and quality of rock is likely to be similar to the existing quarry. Aggregate quality at the existing quarry is considered low and only useful for road chip seal and some hard fill applications. The existing rock is not suitable for use in concrete production. It is concerning that a PPC is being sought to quarry land where a detailed geotechnical assessment, including subsurface investigation, has not been undertaken. It is therefore difficult to correlate any perceived positive effects and balance these against the significant adverse effects outlined in this submission.
27. In CPS's opinion, the level of reporting and supporting evidence provided as part of the PPC is low, full of conjecture, and is based on opinion rather than evidence. Further supporting evidence and expert advice is required in the following areas:
 - a. Rock resource assessment
 - b. Economic impact
 - c. Ecology
 - d. Heritage and Cultural
 - e. Visual and Landscape
 - f. Social impact
 - g. Traffic
28. In addition to the above, CPS may present additional evidence as part of any hearing process including but not limited to the following:
 - a. Legal considerations
 - b. Planning evidence
 - c. Traffic Impact evidence
 - d. Heritage and Cultural evidence



- e. Noise evidence
- f. Social evidence
- g. Economic evidence
- h. Visual and Landscape evidence
- i. Ecology evidence

Ends

Clevedon Protection Society

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Graeme kepa
Date: Thursday, 23 February 2023 10:45:40 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Graeme kepa
Organisation name: Kepa Enterprises E.T.I
Agent's full name: Graeme Kepa
Email address: graemekepa333@gmail.com
Contact phone number:
Postal address:
graemekepa333@gmail.com
Auckland
Auckland 2528

Submission details

This is a submission to:

Plan change number: Plan Change 89
Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:
Quarry at mcnicole Rd oppose
Property address: Oppose
Map or maps: Oppose
Other provisions:
Oppose

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
Kaitiakitanga
Whanaungatanga
Manaakitanga

I or we seek the following decision by council: Decline the plan change

24.1

Submission date: 23 February 2023

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Laura griffin
Date: Thursday, 23 February 2023 11:00:41 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Laura griffin
Organisation name:
Agent's full name:
Email address: laura.griffin5@hotmail.com
Contact phone number: 0212020362
Postal address:
315 twilight road
Brookby
Auckland 2576

Submission details

This is a submission to:

Plan change number: Plan Change 89
Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:
Opening a new clevedon quarry area.

Property address: Otau mountain road

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:
The roads are not of good quality for more trucks. There are enough trucks on the roads in clevedon with other quarrys and clean fill. The trucks are ruining the roads anyway plus more land subdivided for housing means more traffic without adequate reading. Ruining of quality farm land.

I or we seek the following decision by council: Decline the plan change

25.1

Submission date: 23 February 2023

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?

Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Dianne McArdle
Date: Thursday, 23 February 2023 11:00:56 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Dianne McArdle

Organisation name:

Agent's full name:

Email address: teammc@xtra.co.nz

Contact phone number:

Postal address:
teammc@xtra.co.nz
Kawakawa Bay
Auckland 2585

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:

Property address: 546 and 646 McNicol Road and 439 Ottau Mountain Road, Clevedon.

Map or maps:

Other provisions:
Rezoning of land from Special Purpose Quarry Zone (SPQZ) to Rural Production Zone (RPZ) and other land from RPZ to SPQZ

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
By increasing the size of the quarry it will remove trees and other vegetation that are essential in our current Climate Crisis.
The Council has declared that they recognise we are in a climate crisis and with the recent weather events there should be no doubt the impact of removal of any plant or tree that helps hold land together. The run off into nearby waterways further impacts the local environment

I or we seek the following decision by council: Decline the plan change

26.1

Submission date: 23 February 2023

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Greg Tucker
Date: Thursday, 23 February 2023 11:30:35 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Greg Tucker

Organisation name:

Agent's full name:

Email address: greg@tunkr.co.nz

Contact phone number:

Postal address:

Clevedon
Auckland 1061

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:
Clevedon quarry

Property address:

Map or maps:

Other provisions:
Clevedon quarry

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
All the extra trucks will add to the already issues with the roads

I or we seek the following decision by council: Decline the plan change

27.1

Submission date: 23 February 2023

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Hannah Gosbee
Date: Thursday, 23 February 2023 11:30:38 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Hannah Gosbee
Organisation name:
Agent's full name:
Email address: hannah.m.gosbee@gmail.com
Contact phone number:
Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 89
Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:
Property address: the quarry on mcnicol road
Map or maps:
Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:
the impact on our environment and our roads will be immense and i don't think it's necessary. the roads are not in a state to handle any more quarry trucks.

I or we seek the following decision by council: Decline the plan change

28.1

Submission date: 23 February 2023

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Michelle Barnes
Date: Thursday, 23 February 2023 11:45:38 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Michelle Barnes

Organisation name:

Agent's full name: Michelle Barnes

Email address: michelle@nzjewellers.co.nz

Contact phone number:

Postal address:
151 Jones Road
Clevedon
RD 3 Papakura 2583

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:
Plan Change 89

Property address: PC 89 (Private): Clevedon Quarry

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

As a Clevedon resident, I commute to the village twice a day for my children's primary school. Unfortunately, the roads in this region are in terrible condition due to the damage caused by large trucks. This not only damages the roads but also poses a significant threat to the safety of residents. Despite the presence of a primary school in the village, I have never seen a truck slowing down to the required 30km speed limit. Given the small size of the village, its roads were not built to accommodate the constant flow of large trucks, especially with the proposed retirement village and new subdivisions in the area that will inevitably increase pedestrian traffic. We must not let Clevedon become another thoroughfare for large trucks like Brookby has.

The Auckland Council has a duty to preserve the village's history and environment, especially considering the proximity of the Hunua Ranges, which house precious native birds such as Kiwi and Kokako. It is difficult to justify the placement of a quarry, with its blasting, trucks, and noisy machinery, near this critical natural resource while as a country we are actively working towards

preserving the welfare of birdlife. Therefore, under no circumstances should the quarry be allowed.

The local community is passionate about preserving the village and its surroundings and will take further action, even to the environment court if necessary.

I or we seek the following decision by council: Decline the plan change

29.1

Submission date: 23 February 2023

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Susan Carolyn Curran
Date: Thursday, 23 February 2023 11:45:45 am
Attachments: [Clevedon Floods.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Susan Carolyn Curran

Organisation name:

Agent's full name:

Email address: nzcurran@gmail.com

Contact phone number:

Postal address:
334 Tourist Road
R D 5 PAPAKURA 2585
Clevedon
Auckland 2585

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:
Plan change change 89 Clevedon Quarry

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

The quarry is not accessible for a commercial size/900 truck movements. McNicol road is a narrow country road, one lane in parts and is crumbling away into the river. From the motor way trucks travel 22km mostly on country roads. The quarry is located adjacent to the Wairoa North fault line which potentially is a safety risk. Flooding is a common event on both the McNicol and Clevedon roads. We have lived on the corner of both roads for over 20 years and can testify the extent of the flooding. The Wairoa river is the second longest river in auckland and many people use it for their recreation. McNicol road and the gorge are used for cycling, walking, fishing, horse riding etc. The quarry as it stands can service the local farming and surrounding area, Auckland has other quarries that can service it.

I or we seek the following decision by council: Decline the plan change, but if approved, make the

30.1

amendments I requested

Details of amendments: Bridal way for walkers and equestrian. Sound proof fencing and planting for residences affected. | 30.2

| 30.3

Submission date: 23 February 2023

Supporting documents
Clevedon Floods.pdf

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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(above: Tourist Road, Clevedon, February 2023 Floods)



(above: Mc Nicol Road, Clevedon, February 2023 Floods)

FLOODING IN CLEVEDON

There is major flooding in Clevedon this morning.
Do not attempt to drive through flood water.
Please stay at home and follow the advice of
Civil Defence. If you require help or have an
emergency, call 111 immediately.

Clevedon Fire Brigade

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - David Ieuan Jenkins
Date: Thursday, 23 February 2023 12:15:38 pm
Attachments: [2023-02-23 Submission relating to PC 89 \(Private\) Clevedon Quarry.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: David Ieuan Jenkins

Organisation name:

Agent's full name:

Email address: hi@ieuan.net

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

Entirety of the proposal to rezone land at 546 and 646 McNicol Road and 439 Otau Mountain Road, Clevedon. The rezoning seeks to change land from Special Purpose Quarry Zone (SPQZ) to Rural Production Zone (RPZ) and other land from RPZ to SPQZ in the Auckland Unitary Plan (Operative in Part) 2016.

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

See attached PDF document

I or we seek the following decision by council: Decline the plan change

31.1

Submission date: 23 February 2023

Supporting documents

2023-02-23 Submission relating to PC 89 (Private) Clevedon Quarry.pdf

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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Mr David Ieuan Jenkins
Franklin ward resident
Email: hi@ieuan.net

Attn: Planning Technician
Auckland Council
Level 24, 135 Albert Street
Private Bag 92300
Auckland 1142

2023-02-23

To Whom It May Concern,

Re: Submission relating to PC 89 (Private): Clevedon Quarry

I am writing to convey my severe concerns regarding the proposed Private Plan Change (PPC) 89 to Clevedon Quarry. I strongly oppose the proposal and wish to see it declined.

I have several areas of concern as outlined below:

1. *Reduction of habitat, adverse impact and poisoning of the Hochstetter's frog (classified as "At risk-Declining") as a result of the PPC.*
The proposed plan change is liable to result in an increased susceptibility to slips in the area due to the nature of quarrying and the impact of truck activity. Indeed regular slips have occurred in recent years and already impacted on nearby streams and the Natural Stream Management (NSMA) area. Slips and general sediment runoff have well documented devastating effects on the limited available habitat for this species (Whitaker, 1985; McLennon, 1985; Easton, 2015; Nájera-Hillman, 2009).
2. *Reduction of habitat and adverse impact on the critically endangered native Long-Tailed Bats (2021 winner of Bird of the Year) as a result of the PPC.*
This species is known to be present in the area concerned and is particularly at risk due to habitat fragmentation, especially around infrastructure projects (Borkin et al. 2019, Jones et al. 2019). Retaining linkages among forest areas supporting bats is important for retaining genetic diversity and ensuring species survival (O'Donnell et al. 2018).
3. *Reduction of habitat and adverse impact on Kōkako in the adjacent Hunua region as a result of the PPC.*
Until recently this species was classified as Near Threatened due to habitat destruction and fragmentation. Following efforts such as the Kōkako Management Plan in the nearby Hunua ranges, the population is increasing but long-term habitat destruction, such as quarrying, is an easy way to reverse this success.
4. *Impact on Wairoa river quality (previously awarded Auckland's most improved river) as a result of the PPC.*
The PPC is directly opposed to the Auckland Council Wairoa River Catchment Action Plan's vision of Auckland's most swimmable river. Indeed one of the main objectives of the plan is to: "encourage soil conservation and to minimise sedimentation". As mentioned above, the PPC would significantly increase the occurrence of slips on nearby streams and likelihood of sediment within the Wairoa river immediately adjacent to the quarry site.
This is of particular relevance given Clevedon's significant residential development plans: such degradation of river quality would make for a less desirable and unsafe river for recreational activities.
5. *Potential for continued quarrying incursion immediately adjacent to the Hunua Ranges Regional Park.*
As illustrated in *Fig. 1* attached to this submission, the proposed quarry expansion sets obvious precedent for further expansion beyond the current lot (Lot 1 DP 169491) and into the land to the south also owned by Stevenson Aggregate Limited (Lot 1-3 DP 177738 and Lot 12 DP 49440). Further rezoning via small incremental changes such as this is a logical 'lingchi' progression until the entirety of

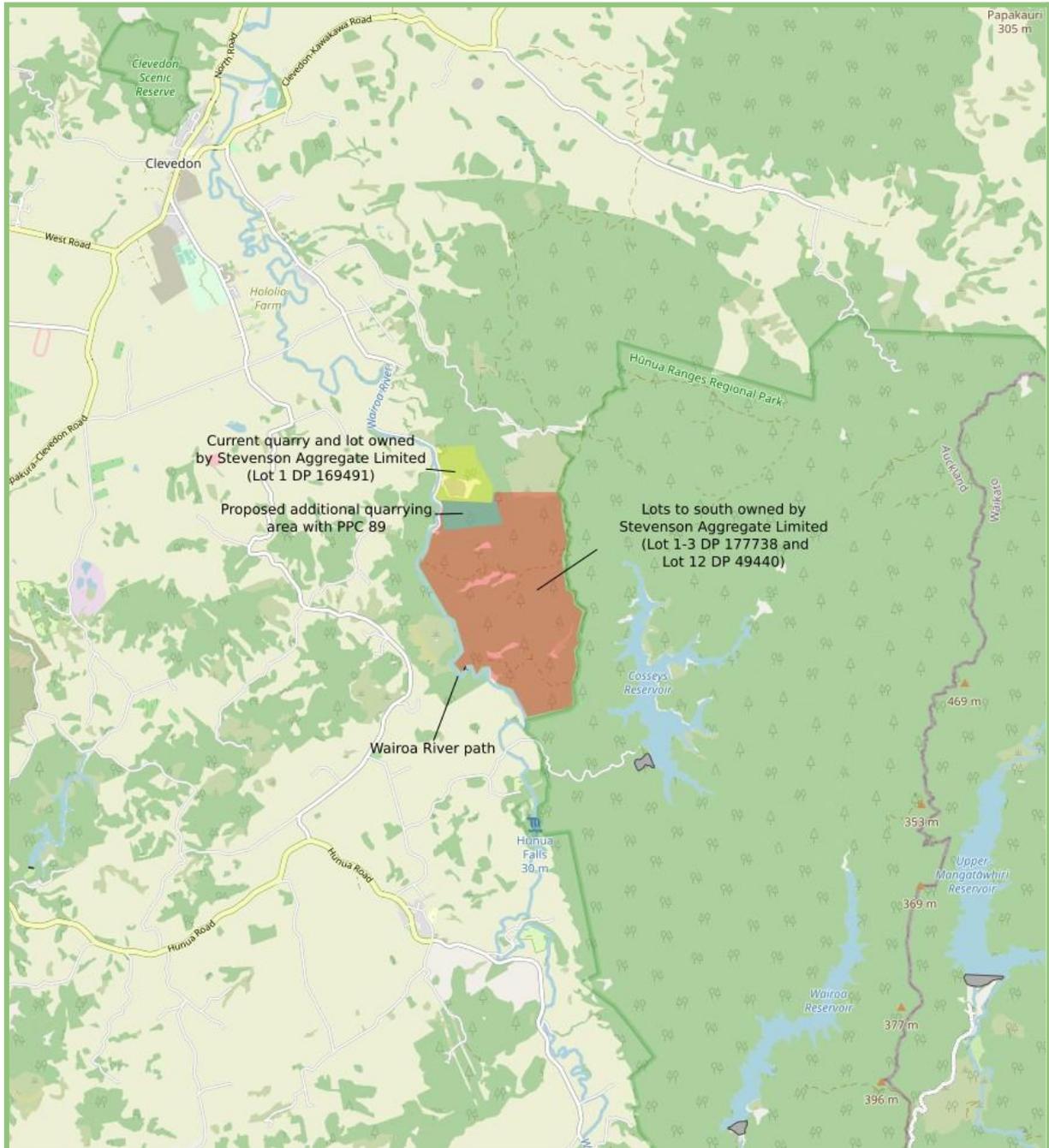
the land highlighted is allocated for quarrying activity alongside a lengthy section of the Wairoa river and Hunua ranges. The proposal of PPC 89 should consider such future intent and the irreversible damage and consequences of this decision for future generations.

I also agree with and would like to echo the concerns submitted by the Clevedon Protection Society 2017 Incorporated.

Yours faithfully,

Ieuan Jenkins

Figure 1.
Map of land titles and quarrying area relating to PPC89 (NB: boundaries shown are approximate based on LINZ data service)



From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Heather Mary Jean Kean
Date: Thursday, 23 February 2023 12:45:38 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Heather Mary Jean Kean

Organisation name:

Agent's full name:

Email address: hzkean@gmail.com

Contact phone number:

Postal address:
351 McNicol Rd
Clevedon
Papakura 2585

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:

Property address: Clevedon quarry

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

The impact on the community will be huge. Truck traffic, environmental, social. The truck traffic is already heavy, i have seen up to 22 truck pass me in my morning walk - in a rural/residntiak environiment. We are at our limit!

I or we seek the following decision by council: Decline the plan change

32.1

Submission date: 23 February 2023

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Hayley Billman
Date: Thursday, 23 February 2023 2:01:00 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Hayley Billman
Organisation name:
Agent's full name: Hayley Maree Billman
Email address: hayley.billman22@gmail.com
Contact phone number: 021 540142
Postal address:
hayley.billman22@gmail.com
Clevedon
Auckland 2248

Submission details

This is a submission to:

Plan change number: Plan Change 89
Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:

Property address: Rezone land at 546 and 646 McNicol Road and 439 Otau Mountain Road, Clevedon

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

As the closest neighbour to Stevenson Quarry, we strongly oppose the proposed plan change which would permit extension of quarry pits in the direction of residential property, including our home. We do so for the following reasons:

- Quarrying closer and closer to residential homes presents a health and safety risk to the affected home occupiers. Quarry dust is a known carcinogen risk. Auckland Council has a duty to act conservatively when public health and safety could be at risk.
- An increase in quarrying activity would place extra pressure on our already vulnerable land and river.
- Vibration which is something we already experience. This, combined with recent weather events has resulted in several slips and cracks around the road and riverbeds. Closer quarrying activity would only make this worse.
- Recent weather events have shown that we must expect the unexpected. Many Auckland houses

are now red and yellow stickered due to landslide or land instability. Geotechnical reports received prior to development of many of those properties have been shown to have seriously underestimated the risk of these geotechnical events. Consideration of plan change applications must be viewed in the context of increasingly extreme and more frequent events. Geotechnical reports in support of further development must be viewed conservatively.

- Contributing dust caused by blasting and/or general activity particularly in the summer months will get into our household water supply (tank water), along with sediment and debris flowing into the Wairoa river which is already showing signs of compromise with recent weather events and forestry.
- It is not reasonable to expect existing residential occupiers to suffer increased noise or any other pollution. We were there first.
- An extension of quarrying activity would have a large impact to our current local wildlife and biodiversity, including native bats recently discovered along the Wairoa river. Council has a statutory obligation to consider these factors when assessing any plan change proposal.
- There would be visual impacts on surrounding country landscape and a loss of safe and local amenity recreational access the Wairoa Gorge and Hunua ranges.
- This is not a case of progress for the sake of the greater good. It is one private business. The interests of one private business should not be given priority over the interests of the surrounding community

I or we seek the following decision by council: Decline the plan change

33.1

Submission date: 23 February 2023

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Georgia Billman
Date: Thursday, 23 February 2023 2:01:02 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Georgia Billman

Organisation name:

Agent's full name: Georgia Ivy McLeod Billman

Email address: georgia.billman4@gmail.com

Contact phone number:

Postal address:

PO Box 206

Clevedon

Auckland 2248

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:

Property address: Rezone land at 546 and 646 McNicol Road and 439 Otau Mountain Road, Clevedon

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

As the closest neighbour to Stevenson Quarry, we strongly oppose the proposed plan change which would permit extension of quarry pits in the direction of residential property, including our home. We do so for the following reasons:

- Quarrying closer and closer to residential homes presents a health and safety risk to the affected home occupiers. Quarry dust is a known carcinogen risk. Auckland Council has a duty to act conservatively when public health and safety could be at risk.
- An increase in quarrying activity would place extra pressure on our already vulnerable land and river.
- Vibration which is something we already experience. This, combined with recent weather events has resulted in several slips and cracks around the road and riverbeds. Closer quarrying activity would only make this worse.
- Recent weather events have shown that we must expect the unexpected. Many Auckland houses

are now red and yellow stickered due to landslide or land instability. Geotechnical reports received prior to development of many of those properties have been shown to have seriously underestimated the risk of these geotechnical events. Consideration of plan change applications must be viewed in the context of increasingly extreme and more frequent events. Geotechnical reports in support of further development must be viewed conservatively.

- Contributing dust caused by blasting and/or general activity particularly in the summer months will get into our household water supply (tank water), along with sediment and debris flowing into the Wairoa river which is already showing signs of compromise with recent weather events and forestry.
- It is not reasonable to expect existing residential occupiers to suffer increased noise or any other pollution. We were there first.
- An extension of quarrying activity would have a large impact to our current local wildlife and biodiversity, including native bats recently discovered along the Wairoa river. Council has a statutory obligation to consider these factors when assessing any plan change proposal.
- There would be visual impacts on surrounding country landscape and a loss of safe and local amenity recreational access the Wairoa Gorge and Hunua ranges.
- This is not a case of progress for the sake of the greater good. It is one private business. The interests of one private business should not be given priority over the interests of the surrounding community

I or we seek the following decision by council: Decline the plan change

34.1

Submission date: 23 February 2023

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Wayne Billman
Date: Thursday, 23 February 2023 2:01:50 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Wayne Billman

Organisation name:

Agent's full name: Wayne Billman

Email address: billybillman23@gmail.com

Contact phone number:

Postal address:

PO Box 206

Clevedon

Auckland 2248

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:

Property address: Rezone land at 546 and 646 McNicol Road and 439 Otau Mountain Road, Clevedon

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

As the closest neighbour to Stevenson Quarry, we strongly oppose the proposed plan change which would permit extension of quarry pits in the direction of residential property, including our home. We do so for the following reasons:

- Quarrying closer and closer to residential homes presents a health and safety risk to the affected home occupiers. Quarry dust is a known carcinogen risk. Auckland Council has a duty to act conservatively when public health and safety could be at risk.
- An increase in quarrying activity would place extra pressure on our already vulnerable land and river.
- Vibration which is something we already experience. This, combined with recent weather events has resulted in several slips and cracks around the road and riverbeds. Closer quarrying activity would only make this worse.
- Recent weather events have shown that we must expect the unexpected. Many Auckland houses

are now red and yellow stickered due to landslide or land instability. Geotechnical reports received prior to development of many of those properties have been shown to have seriously underestimated the risk of these geotechnical events. Consideration of plan change applications must be viewed in the context of increasingly extreme and more frequent events. Geotechnical reports in support of further development must be viewed conservatively.

- Contributing dust caused by blasting and/or general activity particularly in the summer months will get into our household water supply (tank water), along with sediment and debris flowing into the Wairoa river which is already showing signs of compromise with recent weather events and forestry.
- It is not reasonable to expect existing residential occupiers to suffer increased noise or any other pollution. We were there first.
- An extension of quarrying activity would have a large impact to our current local wildlife and biodiversity, including native bats recently discovered along the Wairoa river. Council has a statutory obligation to consider these factors when assessing any plan change proposal.
- There would be visual impacts on surrounding country landscape and a loss of safe and local amenity recreational access the Wairoa Gorge and Hunua ranges.
- This is not a case of progress for the sake of the greater good. It is one private business. The interests of one private business should not be given priority over the interests of the surrounding community

I or we seek the following decision by council: Decline the plan change

35.1

Submission date: 23 February 2023

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Jenna Billman
Date: Thursday, 23 February 2023 2:01:53 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jenna Billman

Organisation name:

Agent's full name: Jenna Billman

Email address: jenna.billman2@gmail.com

Contact phone number:

Postal address:

PO Box 206

Clevedon

Auckland 2248

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:

Property address: Rezone land at 546 and 646 McNicol Road and 439 Otau Mountain Road, Clevedon

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

As the closest neighbour to Stevenson Quarry, we strongly oppose the proposed plan change which would permit extension of quarry pits in the direction of residential property, including our home. We do so for the following reasons:

- Quarrying closer and closer to residential homes presents a health and safety risk to the affected home occupiers. Quarry dust is a known carcinogen risk. Auckland Council has a duty to act conservatively when public health and safety could be at risk.
- An increase in quarrying activity would place extra pressure on our already vulnerable land and river.
- Vibration which is something we already experience. This, combined with recent weather events has resulted in several slips and cracks around the road and riverbeds. Closer quarrying activity would only make this worse.
- Recent weather events have shown that we must expect the unexpected. Many Auckland houses

are now red and yellow stickered due to landslide or land instability. Geotechnical reports received prior to development of many of those properties have been shown to have seriously underestimated the risk of these geotechnical events. Consideration of plan change applications must be viewed in the context of increasingly extreme and more frequent events. Geotechnical reports in support of further development must be viewed conservatively.

- Contributing dust caused by blasting and/or general activity particularly in the summer months will get into our household water supply (tank water), along with sediment and debris flowing into the Wairoa river which is already showing signs of compromise with recent weather events and forestry.
- It is not reasonable to expect existing residential occupiers to suffer increased noise or any other pollution. We were there first.
- An extension of quarrying activity would have a large impact to our current local wildlife and biodiversity, including native bats recently discovered along the Wairoa river. Council has a statutory obligation to consider these factors when assessing any plan change proposal.
- There would be visual impacts on surrounding country landscape and a loss of safe and local amenity recreational access the Wairoa Gorge and Hunua ranges.
- This is not a case of progress for the sake of the greater good. It is one private business. The interests of one private business should not be given priority over the interests of the surrounding community

I or we seek the following decision by council: Decline the plan change

36.1

Submission date: 23 February 2023

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Sophia Yetton
Date: Thursday, 23 February 2023 2:30:35 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sophia Yetton

Organisation name:

Agent's full name:

Email address: sophiayetton@gmail.com

Contact phone number:

Postal address:
1329 clevedon kawakawa road
Kawakawa bay
Auckland 2585

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:

.

Property address: .

Map or maps: .

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Tourist road cannot cope with this amount of traffic especially the one way bridge. It also ruins the vibe of the community. How can you have small rural yet quickly expanding communities in areas where the main roads are a quarry truck highway. It's bad enough as it is. It's unsafe enough for people (including children) cycling, running/walking or riding their horses on the road with the existing trucks. The monument tourist intersection is extremely dangerous, trucks are constantly pulling out at incredibly slow speeds due to it being on a hill and usually fully loaded. There is only a small field of vision for oncoming traffic from monument due a corner being just before the intersection. The trucks are always having stones come off their loads and smash or chip a windscreen. Every single one of my friends who live locally have had a windscreen chipped or smashed atleast once on our local roads. The silt which runs off from the quarry is ruining the river as well, it once had a pebble base and now the pebbles are covered in silt which ruins whole ecosystems.

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested | 37.1

Details of amendments: 2 way bridge for Tourist Road. Secure load rules for the trucks. A foot path around all of Clevedon roads which does not impede on the grass verge which are frequently used by the equestrian community. | 37.2
37.3
37.4

Submission date: 23 February 2023

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Mary Whitehouse
Date: Thursday, 23 February 2023 3:01:20 pm
Attachments: [CCI and CCBA Joint Submission to PPC 89 Feb 2023.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Mary Whitehouse

Organisation name: Clevedon Cares Inc AND Clevedon Community and Business Association Inc

Agent's full name:

Email address: mwhitehouse017@gmail.com

Contact phone number: 021614499

Postal address:

Clevedon
2582

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:

The Plan Change in its entirety

Property address:

Map or maps:

Other provisions:

We are neither opposing or supporting this Plan Change but request consideration be given to the matters raised in our Reasons for Submission. The on-line form does not allow a "neutral" submission

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Please refer to attached Reasons for Submission noting that we are neither opposing nor supporting the Plan Change but asking for some matters to be taken into consideration.

I or we seek the following decision by council: Decline the plan change, but if approved, make the | 38.1 amendments I requested

Details of amendments: Please refer to attached Reasons for Submission noting that we are neither opposing nor supporting the Plan Change but asking for some matters to be taken into consideration.

Submission date: 23 February 2023

Supporting documents

CCI and CCBA Joint Submission to PPC 89 Feb 2023.pdf

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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Clevedon Cares Incorporated (CCI) and Clevedon Community and Business Association (CCBA) Joint Submission to PPC 89

CCI and CCBA are NEUTRAL with respect to PPC 89

Reasons for Submission

1. Clevedon CARES Incorporated (CCI) is a local Community organisation with a focus on activities within the Clevedon (Te Wairoa) Valley. The Clevedon Community and Business Association is a local Community organisation with a focus primarily on Clevedon Village and activities in the neighbourhood. Both CCI and CCBA were submitters and participants at Hearings to the Application by Fulton Hogan in 2018 for a Resource Consent to expand operations at Stevensons (then Fulton Hogan) Clevedon Quarry SPQZ) (“The Quarry”). CCI is not represented on the Quarry Community Liaison Group (CLG), but the CCBA is a member of the CLG

2. The organisations both recognise the historic existence of the Quarry, that it is a SPQZ as identified in the AUP and the need for aggregate in the Auckland area. It is also understood that there are very few places for regionally significant quarries in the Auckland region and that it is therefore desirable to utilise the quarries which are closer to Auckland, rather than suffer the detrimental effects of bringing material from further afield.

3. It is understood that the purpose of this PPC 89 is to have some certainty for the longer term supply of aggregate from the Quarry. It is also understood that any expansion of the quarry operations beyond that allowed by the 2018 Consent would be subject to Resource Consent under the RMA.

4. This PPC proposes to “swap” land which is zoned Special Purpose Quarry Zone (SPQZ) with land which is currently zoned Rural Production Zone (RPZ) of approximately the same area. The current SPQZ part (which is partially also an SEA, NSMA and contains a stream and native bush) would be “down-zoned” to RPZ, whilst the current RPZ land would be “up-zoned” to SPQZ and form part of the existing quarry.

5. This rezoning is obviously beneficial to the applicant (Stevensons) as it will enable future expansion of the Quarry more easily than would be the case for land under an SEA, NSMA and native vegetation. The new SPQZ area is currently in pine forest and almost certainly easier to gain consent for expanded quarry operations. There is however little or no benefit to the local community of this “swap”; instead there is the future prospect of a much larger quarry with associated activities and greater detrimental effects, particularly to visual amenity, roading conditions and traffic.

6. Given this benefit to the applicant, CCI and CCBA request that consideration be given to the following should the PPC be granted, and any consequent amendments to the PPC and AUP be made as required:

- a) Covenantee (or other mechanism) of the land which is being converted from SPQZ to RPZ as native bush, in order to avoid future “development” of this block as, for example, forestry or dwellings, or as might otherwise be allowed under the RPZ zoning. | 38.2
- b) A recognition that the roads which are used by the trucks using the Quarry as far as SH1 have deteriorated significantly since 2018, with potholes and other “patch up” repairs being done constantly. Notwithstanding the conditions of the Consent (which allows more truck movements than currently) these roads need to be constructed better to carry frequent heavy vehicles. The benefit of using these narrow rural roads is being reaped by the quarry operators and users but at the cost to the general public (using lighter vehicles and likely | 38.3

- c) lower volumes) of having to put up with considerably inferior roads. In other words the cost of providing what is a private good is being transferred to a public good (the ratepayers and government).
- d) An explicit undertaking that the existing conditions of consent will be continued (except (d) below) and that any expansion of quarry operations will require a new Resource Consent. This especially with respect to truck movements, hours of operations, noise, management of the Southern Stream (which will be in the new SPQZ) and other water courses, and operation of the CLG. 38.4
- e) That the consent condition limiting truck movement through Clevedon Village be extended, it having been for only 5 years from 2018. 38.5

7. Thank you for the opportunity to make a submission on the Private Plan Change.

Signed by:

Mary Whitehouse

FOR Clevedon Cares Incorporated

And

Jane Masters

FOR Clevedon Community and Business Association Incorporated

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Eve Osborne Rosenhek
Date: Thursday, 23 February 2023 3:16:07 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Eve Osborne Rosenhek

Organisation name:

Agent's full name:

Email address: eves.territory@gmail.com

Contact phone number:

Postal address:
128 McNicol Road
RD 5
Papakura
Auckland 2585

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:

Property address: 546 McNicol Road, Clevedon

Map or maps:

Other provisions:

To swap the extent of the Clevedon quarry Special Purpose Zone at 546 McNicol Road with a relocated Special Purpose Zone at 646 McNicol Road Clevedon

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

The Private Plan Change application by Stevenson's seeks to rezone land at 546 and 646 McNicol Road and 439 Otau Mountain Road, Clevedon. The rezoning seeks to change land from Special Purpose Quarry Zone (SPQZ) to Rural Production Zone (RPZ) and other land from RPZ to SPQZ in the Auckland Unitary Plan (Operative in Part) 2016.

This Private Plan Change will double the land area that can be used for quarry activities. If this Private Plan Change goes ahead, it will have a major impact on the Clevedon community well beyond the current generation.

Stevenson's (Fulton Hogan) also own approximately 400ha of land to the south of the existing Clevedon Quarry which is currently planted in pine. Over time, Stevenson's could seek to rezone more land to the south to create a mega quarry. If this Private Plan Change is approved by Council, it would create a strong precedent for even further expansion in the future.

Clevedon Protection Society is concerned about the adverse effects that such an increase in quarry activities could pose beyond the current operation. Some of the key issues include:
Further reduction of rural productive land for an industrial (quarry) use which will change the fabric of our community
Increased truck numbers that will further congest and damage local roads.
Loss of local amenity and safe recreational access to the Wairoa Gorge and Hunua Ranges beyond
Destruction of the Southern stream and tributary which has already been damaged by quarry operations
More sediment and debris flowing into the Wairoa River damaging our already vulnerable rivers and waterways
Impact on local wildlife and biodiversity including native bats recently discovered along the Wairoa River
Noise pollution from blasting and quarry activities
Visual impacts on surrounding country landscape

I or we seek the following decision by council: Decline the plan change

39.1

Submission date: 23 February 2023

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Tamsin Watson
Date: Thursday, 23 February 2023 3:46:04 pm
Attachments: [Private Plan Change 89.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Tamsin Watson

Organisation name:

Agent's full name:

Email address: justam95@gmail.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:
Plan Change 89

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
See below

I or we seek the following decision by council: Decline the plan change

40.1

Submission date: 23 February 2023

Supporting documents
Private Plan Change 89.pdf

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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24 February 2023

**Submission - Private Plan Change 89 - Clevedon Quarry
Clevedon Protection Society 2017 Incorporated**

These submissions are made on behalf of the Clevedon Protection Society 2017 Incorporated ("CPS") in respect of its submission opposing the application by Stevenson Aggregate Limited (SAL) to rezone land at the Clevedon Quarry ("the Proposal") via a Private Plan Change ("PPC").

CPS was formed in 2017 by a group of concerned residents to oppose the expansion of Clevedon Quarry. CPS reached a mediated settlement with SAL (formerly Fulton Hogan) in the Environment Court. CPS is a member of the Clevedon Liaison Group ("CLG") which was established to oversee the ongoing management and operation at Clevedon Quarry.

CPS strongly opposes the Proposal and seeks that it be declined. If the Hearing Commissioners are minded to approve the PPC, changes are sought to better avoid, remedy, and mitigate significant adverse effects of the Proposal.

Due to recent significant weather events including Cyclone Gabrielle, CPS has had limited time to seek expert advice and engage with its members to prepare this submission. The issues identified below outline our key concerns and additional evidence may be provided prior to any Hearing.

CPS's Concerns

1. The Proposal seeks to swap the extent of the Clevedon Quarry's ("the Quarry") Special Purpose Quarry Zone ("SPQZ") located in the northern half of 546 McNicol Road with a relocated SPQZ at 646 McNicol Road to the south of the existing Quarry. The land to the north which is proposed to be swapped includes an Outstanding Natural Feature overlay ("ONF"), Natural Stream Management Area ("NSMA") and Significant Ecological Areas ("SEA") overlay. No existing or consented quarry development is located within these overlays. There is precedent (Brookby Quarry) that suggests the SEA and NSMA overlays could be removed to allow quarrying activities to be undertaken on this land without the need for rezoning. However, this land is understood to have poor rock resource and therefore is not viable for quarry activities. The suggestion that this is merely a land "swap" is therefore false. Because the land to the north is not viable to quarry, the Proposal seeks to effectively expand the quarry to the south where its claimed rock resources are more favourable. This is not a "like for like" land swap. Rather, it is a major

quarry expansion. The effects of the rezoning/relocation of the SPQZ are significant given the SPQZ area that could be quarried under the Proposal is effectively doubling in size.

2. SAL owns approximately 400ha to the south of the existing quarry. CPS is concerned that should the Proposal be approved, it will create a precedence for future expansion to the south. Such an expansion could create a "mega quarry" well beyond the current Proposal. The necessity for medium- and long-term quarry development planning is highlighted in the Proposal. The Proposal suggests that Rural Productive land to the south could be rezoned and quarried in the future but provides no detail as to the extent of future development beyond the current Proposal. The Proposal should outline SAL intentions to further develop the Clevedon Quarry including timeframe and scale given the likely precedence this PPC could set.
3. The proposal will result in a net loss of some 31 hectares of Rural Productive land. Clevedon is a mixture of countryside living, residential, and rural productive land. Clevedon is still largely a farming community on the fringe of metropolitan Auckland. It is therefore vitally important that every acre of rural productive land is protected for future generations. It is the fabric of our community and an important natural resource that provides economic benefit to our community.
4. It is unusual for a Private Plan Change application to be submitted without an accompanying Resource Consent application so that the proposed land use, operations, and significant adverse effects can be properly understood and either avoided or mitigated. Such adverse effects that would otherwise be considered as part of a Resource Consent would include truck movements, aggregate extraction volume, noise, dust, operating hours, visual and landscape effects, social impact, heritage and culture. Whilst SAL has previously advised that they do not plan to amend their existing consent, to give effect to the proposed PPC, either a new or amended RC would be required. We therefore believe such a consent should be considered as part of the proposed PPC.
5. The existing Resource Consent requires certain upgrades to the existing roading network before truck volume restrictions can be removed. To date, SAL has been unable to obtain approval from Auckland Transport (AT) to complete these improvements. Furthermore, funding for these improvements and the ongoing maintenance has not been agreed to between SAL and AT. Other improvements such as the new bridal trail to address resident safety have not materialised despite the existing consent being in effect since 2018. CPS is concerned that no agreement will be reached between AT and SAL



for the required upgrades. Any proposed expansion of the quarry as proposed in the PPC will likely require an increase in truck numbers (as allowed under the existing consent) requiring associated roading and safety improvements. This issue must be resolved before any proposed rezoning occurs as the long-term effects are likely to be greater than what is covered under the existing RC.

6. The existing roading network (McNicol and Tourist Road) was never constructed to carry HPMV quarry trucks. An example of the improvements required to the local roading network is evident at Brookby Quarry. These roads were never constructed either for the weight and volume of HPMV quarry trucks using that section of road. Auckland Transport is constantly repairing Brookby Road for this very reason, and this cost is not borne by the quarry operator. The same issues are present at Clevedon Quarry and the Proposal fails to address this issue. Formal agreement is required between SAL and AT.
7. The recent severe weather events have significantly eroded and undermined the end of McNicol Road leading to the quarry. This poses a significant safety risk and environmental hazard should the remaining road fail and slip into the Wairoa River. There is barely enough room for one truck to safely use this section of road. Proposed roading upgrades have not materialized as there is insufficient public land available to widen and complete necessary road safety upgrades along McNicol Road.
8. The Proposal fails to provide an accurate stock take of Auckland's current and forecasted aggregate supply. Local quarries including Brookby and Drury have plentiful supplies of high-quality aggregate to meet the medium and long term demands of Auckland. SAL owns and operates the Drury quarry which was acquired in 2018. This quarry more than replaces their quarry at Whitford and with many large infrastructure projects in Auckland being stopped, there is no evidence within the PPC that justifies the proposed expansion. Further investigation and evidence are required to support the PPC.
9. The existing Clevedon quarry is known to only have low grade aggregate. The Proposal fails to address the environmental impact of expanding the existing quarry and how this is offset against the local and regional economic benefits. Much of the commentary in the Proposal is subjective and lacks any economic or market-based evidence.
10. Previous reports by Boffa Miskell submitted by SAL as part of the 2017 Resource Consent process determined that the quarry site had a high

ecological value. Reports submitted within the PPC suggest the site has a low ecological value. The evidence contained within the PPC is largely based on opinion rather than hard evidence or site investigation. Further investigation and expert-based evidence is required.

11. Native Long-Tailed Bats have recently been discovered along the Wairoa River adjacent to the existing Quarry. The Department of Conservation lists long-tailed bat populations as "critical" and in danger of extinction. Very little is currently known about the bat population or their nesting locations in Clevedon. CPS is concerned that any proposed changes to the existing quarry or local environment could have a detrimental impact on this vulnerable bat population. Further investigation and reporting are required.
12. The Proposal fails to identify the Social Effects of the PPC citing no increase in SPQZ. The effective area of proposed quarrying activity is doubling, therefore the social impact of this should be assessed and either avoided or mitigated. The most recent quarry expansion has resulted in the Te Araroa walking trail to be relocated from Clevedon to Mangatawhiri via Hunua, and McNicol Road to high-traffic areas to Mangatawhiri via Takanini and Papakura. This now means that trail walkers bypass Clevedon and a significant rural and scenic section of the trail.
13. The Proposal makes only cursory comments with regards to the Cultural Effects of the PPC. The Proposal does not include a detailed Cultural Assessment that is informed by the local Iwi, Ngai Tai Ki Tāmaki Tribal Trust. Otau Mountain, which lies to the north of the existing Quarry, and the adjacent Wairoa River, are of cultural and ancestral significance that requires further understanding and input from local Iwi as to their meaning and protection. Ngai Tai Ki Tāmaki Tribal Trust are the kaitiaki (guardians) of the river and must be consulted as part of this process.
14. Expanding the SPQZ to the south will have a significantly greater adverse Visual effect given the existing SPQZ area to the north was never likely to be quarried. The visual effect is effectively doubling. This effect will be felt most by residents on McNicol and Tourist Roads, and from the growing population and visitors to Clevedon Village. The Proposal fails to address this additional adverse effect. The proposed SPQZ expansion area is currently planted in pine and being harvested. The adverse effects if this area was to be quarried are clear. When replanted in pine, this area will return to a natural landscape within 3-5 years. If this area is quarried, it will have adverse effects on the natural landscape forever. The retention of the Northern ridgelines remains an important buffer to residents on McNicol Road.



15. Existing quarry operations have resulted in significant damage to the Southern Stream. The applicant has previously received an Abatement Notice for this damage and repairs are still ongoing some four years later. Existing streams and areas of ecological significance are extremely sensitive to quarry operations. Quarry activities by their very nature change water courses and drainage from upstream catchments. Damage to the existing Southern stream is just one example of the adverse effect of quarry operations adjacent to sensitive waterways and ecological areas. Recent damage is outlined in the Proposal and with Climate Change severe weather is only likely to increase.
16. The Proposal fails to assess the impact of Climate Change and the need for emission reductions. The Proposal does not explore how the aggregate or construction industry will change in response to Climate Change and the need for quarries in the future. It is naive to think that quarries as we know them today will operate the same in 20, 50 or 100 years.
17. Whilst sediment control measures can be implemented within the quarry in line with regulations, the Hunua Ranges and Wairoa River continuously face the risk of significant flooding. These control measures are no match for such floods where we are now regularly seeing levels exceeding 1:100-year events. Cyclone Gabrielle recently caused the Wairoa River to exceed all previous flood levels. Sediment in the river is at an all-time high. The Proposal fails to acknowledge this risk of further erosion and sediment flowing into the Wairoa River because of severe weather events. The Wairoa River has experienced three flooding events in excess of a 1:100-year event over the past decade. Water in the existing pit is known to overflow into the Wairoa River during heavy rain and flooding events. The effects of Climate Change and flooding on the Wairoa River have been ignored in the Proposal. The Wairoa River is the second largest in Auckland and must be protected and restored as an effective waterway for recreation, including kayaking, boating, food gathering, walking, picnicing, and hopefully swimming one day. The Wairoa River is also the only managed Trout fishing river in the Auckland Region, with recreational angling enjoyed by many. The increasing sedimentation of the river and declining water quality is marginalising this activity and other recreational opportunities.
18. Clevedon is undergoing significant development and change as it welcomes new residents and families into its community. Significant residential development is occurring within the Village and to the South towards Clevedon Quarry. This development is a mixture of countryside living and residential development. A new retirement village is also being built. The scale of development and investment in Clevedon as a destination to live and play

is significant. The proposed expansion of the Clevedon Quarry, plus any future planned development, is in stark contrast to the community and recreational destination that Clevedon has, and is, becoming. Quarry trucks don't mix well with children, families, and communities. Residential developments and rural lifestyle properties don't mix well with industrial scale quarry operations. Clevedon is a destination known region wide for its Farmers market, cycling, walking trails, polo, equestrian and other outdoor recreational activities. Clevedon is a popular location for all Aucklanders to visit and is one of the key gateways to the Pohutukawa Coast and Hunua Ranges.

19. Land stability and the method by which the existing quarry has been developed has been of concern to CPS and the community for many years. The existing quarry has seen several slips occur in recent years. One notable slip caused significant damage to the Southern stream. Should a significant slip occur within the current or proposed SPQZ, this would pose a significant risk to adjacent properties, Wairoa River, and wider Clevedon area out to the coast. The underlying geology of weathered rock and overburden on steep slopes poses a significant risk when combined with severe weather events like Cyclone Gabrielle. There is evidence further down Otau Mountain of landslides in recent years.
20. The Clevedon quarry is located directly on top of an active earthquake fault line. This fault is understood to have last moved in 1894. Evidence within the PPC fails to properly assess this risk. With recent earthquakes on the adjacent Kerepehi fault at Te Aroha (to the south) and the ongoing earthquake swarm in the Hauraki Gulf, this risk requires further investigation and expert reporting. Rock close to fault lines is known to be highly fractured and of low quality due to movement within the fault itself.
21. The Proposal does not address the risk of flooding either from within the existing quarry, or from the adjacent Wairoa River. Sediment build-up in the Wairoa River and forestry slash are creating more destructive flooding events than ever before. The existing quarry has limited flood protection. Any expansion of the existing quarry will alter water courses and could cause new areas to flood and or worsen existing flooding. Should there be a major slip within the quarry or surrounding areas, this has the potential to block the Wairoa River (in full or part), causing devastation with silt and rock material being transported down the river via flood waters and into the Clevedon flood-plain and beyond into the Hauraki Gulf.
22. The Proposal assumes that aggregate from the quarry is transported solely via trucks using the local roading network. As stated in the Proposal, quarry developments need to take a long-term view (50 to 100 years) with respect to

investment and viability. The Proposal does not consider alternative methods of transportation including rail as is done internationally. If Clevedon quarry is of such regional significance and is envisaged to be in operation for at least 100 years or more, investment in purpose built aggregate haulage infrastructure must be considered if this PPC is to be considered. A connected-up strategy between quarry operators, Auckland Council, and Auckland Transport is required to ensure appropriate investment is provided for all supporting infrastructure as part of any long term city planning. Considering such a PPC without any plans for supporting infrastructure would further increase the level of adverse effects.

23. Clevedon quarry is at the end of a long metal road in Southeast Auckland. It is not easily accessible as trucks must travel some 22km on rural roads in each direction to access the Auckland motorway system. The roading network serving the Brookby Quarry is a prime example of poor infrastructure planning serving a large quarry. On Tourist Road there is a one-way bridge, and a section of McNicol road is only a single lane. Tourist Road also includes several high-risk intersections which do not support HPMV quarry trucks. Tourist and McNicol Road regularly flood. These matters need to be addressed as part of any PPC as the Resource Consent process assumes the existing supporting infrastructure is already in place for such land use and future developments. The Proposal ignores these offsite effects and instead seeks to defer to a future Resource Consent process that will not be able to consider these adverse effects.
24. The lack of any local positive effects in support of this Proposal is concerning. The positive effects outlined in the Proposal are self-serving in nature. The Proposal does not propose any positive effects for the Clevedon community who will be the most affected.
25. The existing SPQZ at Clevedon Quarry was introduced during the establishment of the Auckland Unitary Plan ("AUP"). This overlay sought to protect existing use rights and was a late addition to the AUP. Although these matters were heard as part of the broader AUP hearing process, the Clevedon community was not fully engaged in this process and did not know such provisions were being implemented. The 2017 RC process sought to give effect to these new rules within the existing SPQZ as part of a planned expansion of the Clevedon quarry. However, the SPQZ was never intended to be used as an instrument to assess the effects of establishing a new SPQZ adjacent to an existing quarry. The Proposal seeks to use the existing SPQZ as precedence for future expansion. In our opinion, this is not how the existing SPQZ rules were intended to be used. The proposed quarry expansion is akin



to establishing a new quarry, the fact it is located adjacent to an existing quarry is irrelevant in terms of any assessment of effect.

26. The Proposal has failed to demonstrate the presence of significant rock resource material. There have been no subsurface geotechnical investigations to ascertain the type, quality and volume of rock present, or the extent of overburden that will need to be removed. The Preliminary Rock Resource Assessment notes that the type and quality of rock is likely to be similar to the existing quarry. Aggregate quality at the existing quarry is considered low and only useful for road chip seal and some hard fill applications. The existing rock is not suitable for use in concrete production. It is concerning that a PPC is being sought to quarry land where a detailed geotechnical assessment, including subsurface investigation, has not been undertaken. It is therefore difficult to correlate any perceived positive effects and balance these against the significant adverse effects outlined in this submission.
27. In CPS's opinion, the level of reporting and supporting evidence provided as part of the PPC is low, full of conjecture, and is based on opinion rather than evidence. Further supporting evidence and expert advice is required in the following areas:
 - a. Rock resource assessment
 - b. Economic impact
 - c. Ecology
 - d. Heritage and Cultural
 - e. Visual and Landscape
 - f. Social impact
 - g. Traffic
28. In addition to the above, CPS may present additional evidence as part of any hearing process including but not limited to the following:
 - a. Legal considerations
 - b. Planning evidence
 - c. Traffic Impact evidence
 - d. Heritage and Cultural evidence



- e. Noise evidence
- f. Social evidence
- g. Economic evidence
- h. Visual and Landscape evidence
- i. Ecology evidence

Ends

Clevedon Protection Society

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Sophie Kate Bruce
Date: Thursday, 23 February 2023 4:00:32 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sophie Kate Bruce

Organisation name:

Agent's full name:

Email address: sophiesfabrics@xtra.co.nz

Contact phone number:

Postal address:
280 Tourist Road
Clevedon
Papakura 2585

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:

Property address: 646 and 546 McNicol Road, 439 Otau Mountain Road

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Further reduction of rural productive land for an industrial (quarry) use which will change the fabric of our community

- Increased truck numbers that will further congest and damage local roads.
- Loss of local amenity and safe recreational access to the Wairoa Gorge and Hunua Ranges beyond
- Destruction of the Southern stream and tributary which has already been damaged by quarry operations
- More sediment and debris flowing into the Wairoa River damaging our already vulnerable rivers and waterways
- Impact on local wildlife and biodiversity including native bats recently discovered along the Wairoa River
- Noise pollution from blasting and quarry activities
- Visual impacts on surrounding country landscape

I or we seek the following decision by council: Decline the plan change | 41.1

Submission date: 23 February 2023

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Lauren Christensen
Date: Thursday, 23 February 2023 4:15:38 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Lauren Christensen

Organisation name:

Agent's full name: Lauren Christensen

Email address: lccontractors@xtra.co.nz

Contact phone number:

Postal address:
390 Monument Rd
Clevedon
Auckland 2582

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:
Expansion of the quarry

Property address: 546 Mc Nicol Rd, Clevedon

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
We don't want more truck movements in Clevedon, the roads aren't good enough for all the trucks. We moved to a beautiful part of Auckland and don't want to look at a bear hill. Cant they just expand the quarry they have at Drury which is going to have industrial buildings built beside it. Also all the flooding we experience in Clevedon already, I don't think clearing all that land would help.

I or we seek the following decision by council: Decline the plan change

42.1

Submission date: 23 February 2023

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Paula Mitchell
Date: Thursday, 23 February 2023 4:15:41 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Paula Mitchell

Organisation name:

Agent's full name:

Email address: allenmitchell@xtra.co.nz

Contact phone number:

Postal address:
26 Bertram Road
Kawakawa Bay
Auckland 2585

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:

Property address: Rezone land at 546 and 646 McNicol Road and 439 Otau Mountain Road, Clevedon

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

- Quarrying closer and closer to residential homes presents a health and safety risk to the affected home occupiers. Quarry dust is a known carcinogen risk. Auckland Council has a duty to act conservatively when public health and safety could be at risk.
- An increase in quarrying activity would place extra pressure on our already vulnerable land and river.
- Vibration which is something we already experience. This, combined with recent weather events has resulted in several slips and cracks around the road and riverbeds. Closer quarrying activity would only make this worse.
- Recent weather events have shown that we must expect the unexpected. Many Auckland houses are now red and yellow stickered due to landslide or land instability. Geotechnical reports received prior to development of many of those properties have been shown to have seriously underestimated the risk of these geotechnical events. Consideration of plan change applications must be viewed in the context of increasingly extreme and more frequent events. Geotechnical

reports in support of further development must be viewed conservatively.

- Contributing dust caused by blasting and/or general activity particularly in the summer months will get into our household water supply (tank water), along with sediment and debris flowing into the Wairoa river which is already showing signs of compromise with recent weather events and forestry.
- It is not reasonable to expect existing residential occupiers to suffer increased noise or any other pollution.
- An extension of quarrying activity would have a large impact to our current local wildlife and biodiversity, including native bats recently discovered along the Wairoa river. Council has a statutory obligation to consider these factors when assessing any plan change proposal.
- There would be visual impacts on surrounding country landscape and a loss of safe and local amenity recreational access the Wairoa Gorge and Hunua ranges.
- This is not a case of progress for the sake of the greater good. It is one private business. The interests of one private business should not be given priority over the interests of the surrounding community.

I or we seek the following decision by council: Decline the plan change

43.1

Submission date: 23 February 2023

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Elizabeth Miller
Date: Thursday, 23 February 2023 4:30:39 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Elizabeth Miller

Organisation name: Not applicable

Agent's full name: Not applicable

Email address: elizabethregina900@gmail.com

Contact phone number: 021 707 883

Postal address:

442 North Road

Clevedon

Auckland 2582

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:

New quarry in clevedon

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

No infrastructure to maintain this and on a fault line

I or we seek the following decision by council: Decline the plan change

44.1

Submission date: 23 February 2023

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?

Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Sara Stodart
Date: Thursday, 23 February 2023 4:45:38 pm
Attachments: [Clevedon Protection Society Submission PPC 89 Clevedon Quarry 24-02-23_20230223164015.972.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sara Stodart

Organisation name:

Agent's full name: Sara Stodart

Email address: sara.stodart10@gmail.com

Contact phone number:

Postal address:
384 McNicol Road
Clevedon
Auckland 2585

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:
Private Plan Change 89

Property address: Clevedon Quarry

Map or maps: .

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
Negative environmental impacts, traffic issues, quality of roading, safety, negative social impacts, negative economical impacts.

I or we seek the following decision by council: Decline the plan change | 45.1

Submission date: 23 February 2023

Supporting documents
[Clevedon Protection Society Submission PPC 89 Clevedon Quarry_24-02-23_20230223164015.972.pdf](#)

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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24 February 2023

**Submission - Private Plan Change 89 - Clevedon Quarry
Clevedon Protection Society 2017 Incorporated**

These submissions are made on behalf of the Clevedon Protection Society 2017 Incorporated ("CPS") in respect of its submission opposing the application by Stevenson Aggregate Limited (SAL) to rezone land at the Clevedon Quarry ("the Proposal") via a Private Plan Change ("PPC").

CPS was formed in 2017 by a group of concerned residents to oppose the expansion of Clevedon Quarry. CPS reached a mediated settlement with SAL (formerly Fulton Hogan) in the Environment Court. CPS is a member of the Clevedon Liaison Group ("CLG") which was established to oversee the ongoing management and operation at Clevedon Quarry.

CPS strongly opposes the Proposal and seeks that it be declined. If the Hearing Commissioners are minded to approve the PPC, changes are sought to better avoid, remedy, and mitigate significant adverse effects of the Proposal.

Due to recent significant weather events including Cyclone Gabrielle, CPS has had limited time to seek expert advice and engage with its members to prepare this submission. The issues identified below outline our key concerns and additional evidence may be provided prior to any Hearing.

CPS's Concerns

1. The Proposal seeks to swap the extent of the Clevedon Quarry's ("the Quarry") Special Purpose Quarry Zone ("SPQZ") located in the northern half of 546 McNicol Road with a relocated SPQZ at 646 McNicol Road to the south of the existing Quarry. The land to the north which is proposed to be swapped includes an Outstanding Natural Feature overlay ("ONF"), Natural Stream Management Area ("NSMA") and Significant Ecological Areas ("SEA") overlay. No existing or consented quarry development is located within these overlays. There is precedent (Brookby Quarry) that suggests the SEA and NSMA overlays could be removed to allow quarrying activities to be undertaken on this land without the need for rezoning. However, this land is understood to have poor rock resource and therefore is not viable for quarry activities. The suggestion that this is merely a land "swap" is therefore false. Because the land to the north is not viable to quarry, the Proposal seeks to effectively expand the quarry to the south where its claimed rock resources are more favourable. This is not a "like for like" land swap. Rather, it is a major

quarry expansion. The effects of the rezoning/relocation of the SPQZ are significant given the SPQZ area that could be quarried under the Proposal is effectively doubling in size.

2. SAL owns approximately 400ha to the south of the existing quarry. CPS is concerned that should the Proposal be approved, it will create a precedence for future expansion to the south. Such an expansion could create a "mega quarry" well beyond the current Proposal. The necessity for medium- and long-term quarry development planning is highlighted in the Proposal. The Proposal suggests that Rural Productive land to the south could be rezoned and quarried in the future but provides no detail as to the extent of future development beyond the current Proposal. The Proposal should outline SAL intentions to further develop the Clevedon Quarry including timeframe and scale given the likely precedence this PPC could set.
3. The proposal will result in a net loss of some 31 hectares of Rural Productive land. Clevedon is a mixture of countryside living, residential, and rural productive land. Clevedon is still largely a farming community on the fringe of metropolitan Auckland. It is therefore vitally important that every acre of rural productive land is protected for future generations. It is the fabric of our community and an important natural resource that provides economic benefit to our community.
4. It is unusual for a Private Plan Change application to be submitted without an accompanying Resource Consent application so that the proposed land use, operations, and significant adverse effects can be properly understood and either avoided or mitigated. Such adverse effects that would otherwise be considered as part of a Resource Consent would include truck movements, aggregate extraction volume, noise, dust, operating hours, visual and landscape effects, social impact, heritage and culture. Whilst SAL has previously advised that they do not plan to amend their existing consent, to give effect to the proposed PPC, either a new or amended RC would be required. We therefore believe such a consent should be considered as part of the proposed PPC.
5. The existing Resource Consent requires certain upgrades to the existing roading network before truck volume restrictions can be removed. To date, SAL has been unable to obtain approval from Auckland Transport (AT) to complete these improvements. Furthermore, funding for these improvements and the ongoing maintenance has not been agreed to between SAL and AT. Other improvements such as the new bridal trail to address resident safety have not materialised despite the existing consent being in effect since 2018. CPS is concerned that no agreement will be reached between AT and SAL

for the required upgrades. Any proposed expansion of the quarry as proposed in the PPC will likely require an increase in truck numbers (as allowed under the existing consent) requiring associated roading and safety improvements. This issue must be resolved before any proposed rezoning occurs as the long-term effects are likely to be greater than what is covered under the existing RC.

6. The existing roading network (McNicol and Tourist Road) was never constructed to carry HPMV quarry trucks. An example of the improvements required to the local roading network is evident at Brookby Quarry. These roads were never constructed either for the weight and volume of HPMV quarry trucks using that section of road. Auckland Transport is constantly repairing Brookby Road for this very reason, and this cost is not borne by the quarry operator. The same issues are present at Clevedon Quarry and the Proposal fails to address this issue. Formal agreement is required between SAL and AT.
7. The recent severe weather events have significantly eroded and undermined the end of McNicol Road leading to the quarry. This poses a significant safety risk and environmental hazard should the remaining road fail and slip into the Wairoa River. There is barely enough room for one truck to safely use this section of road. Proposed roading upgrades have not materialized as there is insufficient public land available to widen and complete necessary road safety upgrades along McNicol Road.
8. The Proposal fails to provide an accurate stock take of Auckland's current and forecasted aggregate supply. Local quarries including Brookby and Drury have plentiful supplies of high-quality aggregate to meet the medium and long term demands of Auckland. SAL owns and operates the Drury quarry which was acquired in 2018. This quarry more than replaces their quarry at Whitford and with many large infrastructure projects in Auckland being stopped, there is no evidence within the PPC that justifies the proposed expansion. Further investigation and evidence are required to support the PPC.
9. The existing Clevedon quarry is known to only have low grade aggregate. The Proposal fails to address the environmental impact of expanding the existing quarry and how this is offset against the local and regional economic benefits. Much of the commentary in the Proposal is subjective and lacks any economic or market-based evidence.
10. Previous reports by Boffa Miskell submitted by SAL as part of the 2017 Resource Consent process determined that the quarry site had a high

ecological value. Reports submitted within the PPC suggest the site has a low ecological value. The evidence contained within the PPC is largely based on opinion rather than hard evidence or site investigation. Further investigation and expert-based evidence is required.

11. Native Long-Tailed Bats have recently been discovered along the Wairoa River adjacent to the existing Quarry. The Department of Conservation lists long-tailed bat populations as "critical" and in danger of extinction. Very little is currently known about the bat population or their nesting locations in Clevedon. CPS is concerned that any proposed changes to the existing quarry or local environment could have a detrimental impact on this vulnerable bat population. Further investigation and reporting are required.
12. The Proposal fails to identify the Social Effects of the PPC citing no increase in SPQZ. The effective area of proposed quarrying activity is doubling, therefore the social impact of this should be assessed and either avoided or mitigated. The most recent quarry expansion has resulted in the Te Araroa walking trail to be relocated from Clevedon to Mangatawhiri via Hunua, and McNicol Road to high-traffic areas to Mangatawhiri via Takanini and Papakura. This now means that trail walkers bypass Clevedon and a significant rural and scenic section of the trail.
13. The Proposal makes only cursory comments with regards to the Cultural Effects of the PPC. The Proposal does not include a detailed Cultural Assessment that is informed by the local Iwi, Ngai Tai Ki Tāmaki Tribal Trust. Otau Mountain, which lies to the north of the existing Quarry, and the adjacent Wairoa River, are of cultural and ancestral significance that requires further understanding and input from local Iwi as to their meaning and protection. Ngai Tai Ki Tāmaki Tribal Trust are the kaitiaki (guardians) of the river and must be consulted as part of this process.
14. Expanding the SPQZ to the south will have a significantly greater adverse Visual effect given the existing SPQZ area to the north was never likely to be quarried. The visual effect is effectively doubling. This effect will be felt most by residents on McNicol and Tourist Roads, and from the growing population and visitors to Clevedon Village. The Proposal fails to address this additional adverse effect. The proposed SPQZ expansion area is currently planted in pine and being harvested. The adverse effects if this area was to be quarried are clear. When replanted in pine, this area will return to a natural landscape within 3-5 years. If this area is quarried, it will have adverse effects on the natural landscape forever. The retention of the Northern ridgelines remains an important buffer to residents on McNicol Road.



15. Existing quarry operations have resulted in significant damage to the Southern Stream. The applicant has previously received an Abatement Notice for this damage and repairs are still ongoing some four years later. Existing streams and areas of ecological significance are extremely sensitive to quarry operations. Quarry activities by their very nature change water courses and drainage from upstream catchments. Damage to the existing Southern stream is just one example of the adverse effect of quarry operations adjacent to sensitive waterways and ecological areas. Recent damage is outlined in the Proposal and with Climate Change severe weather is only likely to increase.
16. The Proposal fails to assess the impact of Climate Change and the need for emission reductions. The Proposal does not explore how the aggregate or construction industry will change in response to Climate Change and the need for quarries in the future. It is naive to think that quarries as we know them today will operate the same in 20, 50 or 100 years.
17. Whilst sediment control measures can be implemented within the quarry in line with regulations, the Hunua Ranges and Wairoa River continuously face the risk of significant flooding. These control measures are no match for such floods where we are now regularly seeing levels exceeding 1:100-year events. Cyclone Gabrielle recently caused the Wairoa River to exceed all previous flood levels. Sediment in the river is at an all-time high. The Proposal fails to acknowledge this risk of further erosion and sediment flowing into the Wairoa River because of severe weather events. The Wairoa River has experienced three flooding events in excess of a 1:100-year event over the past decade. Water in the existing pit is known to overflow into the Wairoa River during heavy rain and flooding events. The effects of Climate Change and flooding on the Wairoa River have been ignored in the Proposal. The Wairoa River is the second largest in Auckland and must be protected and restored as an effective waterway for recreation, including kayaking, boating, food gathering, walking, picnicing, and hopefully swimming one day. The Wairoa River is also the only managed Trout fishing river in the Auckland Region, with recreational angling enjoyed by many. The increasing sedimentation of the river and declining water quality is marginalising this activity and other recreational opportunities.
18. Clevedon is undergoing significant development and change as it welcomes new residents and families into its community. Significant residential development is occurring within the Village and to the South towards Clevedon Quarry. This development is a mixture of countryside living and residential development. A new retirement village is also being built. The scale of development and investment in Clevedon as a destination to live and play

is significant. The proposed expansion of the Clevedon Quarry, plus any future planned development, is in stark contrast to the community and recreational destination that Clevedon has, and is, becoming. Quarry trucks don't mix well with children, families, and communities. Residential developments and rural lifestyle properties don't mix well with industrial scale quarry operations. Clevedon is a destination known region wide for its Farmers market, cycling, walking trails, polo, equestrian and other outdoor recreational activities. Clevedon is a popular location for all Aucklanders to visit and is one of the key gateways to the Pohutukawa Coast and Hunua Ranges.

19. Land stability and the method by which the existing quarry has been developed has been of concern to CPS and the community for many years. The existing quarry has seen several slips occur in recent years. One notable slip caused significant damage to the Southern stream. Should a significant slip occur within the current or proposed SPQZ, this would pose a significant risk to adjacent properties, Wairoa River, and wider Clevedon area out to the coast. The underlying geology of weathered rock and overburden on steep slopes poses a significant risk when combined with severe weather events like Cyclone Gabrielle. There is evidence further down Otau Mountain of landslides in recent years.
20. The Clevedon quarry is located directly on top of an active earthquake fault line. This fault is understood to have last moved in 1894. Evidence within the PPC fails to properly assess this risk. With recent earthquakes on the adjacent Kerepehi fault at Te Aroha (to the south) and the ongoing earthquake swarm in the Hauraki Gulf, this risk requires further investigation and expert reporting. Rock close to fault lines is known to be highly fractured and of low quality due to movement within the fault itself.
21. The Proposal does not address the risk of flooding either from within the existing quarry, or from the adjacent Wairoa River. Sediment build-up in the Wairoa River and forestry slash are creating more destructive flooding events than ever before. The existing quarry has limited flood protection. Any expansion of the existing quarry will alter water courses and could cause new areas to flood and or worsen existing flooding. Should there be a major slip within the quarry or surrounding areas, this has the potential to block the Wairoa River (in full or part), causing devastation with silt and rock material being transported down the river via flood waters and into the Clevedon flood-plain and beyond into the Hauraki Gulf.
22. The Proposal assumes that aggregate from the quarry is transported solely via trucks using the local roading network. As stated in the Proposal, quarry developments need to take a long-term view (50 to 100 years) with respect to

investment and viability. The Proposal does not consider alternative methods of transportation including rail as is done internationally. If Clevedon quarry is of such regional significance and is envisaged to be in operation for at least 100 years or more, investment in purpose built aggregate haulage infrastructure must be considered if this PPC is to be considered. A connected-up strategy between quarry operators, Auckland Council, and Auckland Transport is required to ensure appropriate investment is provided for all supporting infrastructure as part of any long term city planning. Considering such a PPC without any plans for supporting infrastructure would further increase the level of adverse effects.

23. Clevedon quarry is at the end of a long metal road in Southeast Auckland. It is not easily accessible as trucks must travel some 22km on rural roads in each direction to access the Auckland motorway system. The roading network serving the Brookby Quarry is a prime example of poor infrastructure planning serving a large quarry. On Tourist Road there is a one-way bridge, and a section of McNicol road is only a single lane. Tourist Road also includes several high-risk intersections which do not support HPMV quarry trucks. Tourist and McNicol Road regularly flood. These matters need to be addressed as part of any PPC as the Resource Consent process assumes the existing supporting infrastructure is already in place for such land use and future developments. The Proposal ignores these offsite effects and instead seeks to defer to a future Resource Consent process that will not be able to consider these adverse effects.
24. The lack of any local positive effects in support of this Proposal is concerning. The positive effects outlined in the Proposal are self-serving in nature. The Proposal does not propose any positive effects for the Clevedon community who will be the most affected.
25. The existing SPQZ at Clevedon Quarry was introduced during the establishment of the Auckland Unitary Plan ("AUP"). This overlay sought to protect existing use rights and was a late addition to the AUP. Although these matters were heard as part of the broader AUP hearing process, the Clevedon community was not fully engaged in this process and did not know such provisions were being implemented. The 2017 RC process sought to give effect to these new rules within the existing SPQZ as part of a planned expansion of the Clevedon quarry. However, the SPQZ was never intended to be used as an instrument to assess the effects of establishing a new SPQZ adjacent to an existing quarry. The Proposal seeks to use the existing SPQZ as precedence for future expansion. In our opinion, this is not how the existing SPQZ rules were intended to be used. The proposed quarry expansion is akin



to establishing a new quarry, the fact it is located adjacent to an existing quarry is irrelevant in terms of any assessment of effect.

26. The Proposal has failed to demonstrate the presence of significant rock resource material. There have been no subsurface geotechnical investigations to ascertain the type, quality and volume of rock present, or the extent of overburden that will need to be removed. The Preliminary Rock Resource Assessment notes that the type and quality of rock is likely to be similar to the existing quarry. Aggregate quality at the existing quarry is considered low and only useful for road chip seal and some hard fill applications. The existing rock is not suitable for use in concrete production. It is concerning that a PPC is being sought to quarry land where a detailed geotechnical assessment, including subsurface investigation, has not been undertaken. It is therefore difficult to correlate any perceived positive effects and balance these against the significant adverse effects outlined in this submission.
27. In CPS's opinion, the level of reporting and supporting evidence provided as part of the PPC is low, full of conjecture, and is based on opinion rather than evidence. Further supporting evidence and expert advice is required in the following areas:
 - a. Rock resource assessment
 - b. Economic impact
 - c. Ecology
 - d. Heritage and Cultural
 - e. Visual and Landscape
 - f. Social impact
 - g. Traffic
28. In addition to the above, CPS may present additional evidence as part of any hearing process including but not limited to the following:
 - a. Legal considerations
 - b. Planning evidence
 - c. Traffic Impact evidence
 - d. Heritage and Cultural evidence



- e. Noise evidence
- f. Social evidence
- g. Economic evidence
- h. Visual and Landscape evidence
- i. Ecology evidence

Ends

Clevedon Protection Society

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Kate Ormond
Date: Thursday, 23 February 2023 6:45:44 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Kate Ormond

Organisation name:

Agent's full name:

Email address: kateormond17@gmail.com

Contact phone number:

Postal address:

458 McNicol Rd

Clevedon

Auckland 2585

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:

Property address: Clevedon quarry

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

24 February 2023

Submission - Private Plan Change 89 - Clevedon Quarry Clevedon Protection Society 2017 Incorporated

These submissions are made on behalf of the Clevedon Protection Society 2017 Incorporated ("CPS") in respect of its submission opposing the application by Stevenson Aggregate Limited (SAL) to rezone land at the Clevedon Quarry ("the Proposal") via a Private Plan Change ("PPC"). CPS was formed in 2017 by a group of concerned residents to oppose the expansion of Clevedon Quarry. CPS reached a mediated settlement with SAL (formerly Fulton Hogan) in the Environment Court. CPS is a member of the Clevedon Liaison Group ("CLG") which was established to oversee the ongoing management and operation at Clevedon Quarry.

CPS strongly opposes the Proposal and seeks that it be declined. If the Hearing Commissioners are minded to approve the PPC, changes are sought to better avoid, remedy, and mitigate significant adverse effects of the Proposal.

Due to recent significant weather events including Cyclone Gabrielle, CPS has had limited time to

seek expert advice and engage with its members to prepare this submission. The issues identified below outline our key concerns and additional evidence may be provided prior to any Hearing.

CPS's Concerns

1. The Proposal seeks to swap the extent of the Clevedon Quarry's ("the Quarry") Special Purpose Quarry Zone ("SPQZ") located in the northern half of 546 McNicol Road with a relocated SPQZ at 646 McNicol Road to the south of the existing Quarry. The land to the north which is proposed to be swapped includes an Outstanding Natural Feature overlay ("ONF"), Natural Stream Management Area ("NSMA") and Significant Ecological Areas ("SEA") overlay. No existing or consented quarry development is located within these overlays. There is precedent (Brookby Quarry) that suggests the SEA and NSMA overlays could be removed to allow quarrying activities to be undertaken on this land without the need for rezoning. However, this land is understood to have poor rock resource and therefore is not viable for quarry activities. The suggestion that this is merely a land "swap" is therefore false. Because the land to the north is not viable to quarry, the Proposal seeks to effectively expand the quarry to the south where its claimed rock resources are more favourable. This is not a "like for like" land swap. Rather, it is a major

Page 1 of 9

quarry expansion. The effects of the rezoning/relocation of the SPQZ are significant given the SPQZ area that could be quarried under the Proposal is effectively doubling in size.

2. SAL owns approximately 400ha to the south of the existing quarry. CPS is concerned that should the Proposal be approved, it will create a precedence for future expansion to the south. Such an expansion could create a "mega quarry" well beyond the current Proposal. The necessity for medium- and long-term quarry development planning is highlighted in the Proposal. The Proposal suggests that Rural Productive land to the south could be rezoned and quarried in the future but provides no detail as to the extent of future development beyond the current Proposal. The Proposal should outline SAL intentions to further develop the Clevedon Quarry including timeframe and scale given the likely precedence this PPC could set.

3. The proposal will result in a net loss of some 31 hectares of Rural Productive land. Clevedon is a mixture of countryside living, residential, and rural productive land. Clevedon is still largely a farming community on the fringe of metropolitan Auckland. It is therefore vitally important that every acre of rural productive land is protected for future generations. It is the fabric of our community and an important natural resource that provides economic benefit to our community.

4. It is unusual for a Private Plan Change application to be submitted without an accompanying Resource Consent application so that the proposed land use, operations, and significant adverse effects can be properly understood and either avoided or mitigated. Such adverse effects that would otherwise be considered as part of a Resource Consent would include truck movements, aggregate extraction volume, noise, dust, operating hours, visual and landscape effects, social impact, heritage and culture. Whilst SAL has previously advised that they do not plan to amend their existing consent, to give effect to the proposed PPC, either a new or amended RC would be required. We therefore believe such a consent should be considered as part of the proposed PPC.

5. The existing Resource Consent requires certain upgrades to the existing roading network before truck volume restrictions can be removed. To date, SAL has been unable to obtain approval from Auckland Transport (AT) to complete these improvements. Furthermore, funding for these improvements and the ongoing maintenance has not been agreed to between SAL and AT. Other improvements such as the new bridal trail to address resident safety have not materialised despite the existing consent being in effect since 2018. CPS is concerned that no agreement will be reached between AT and SAL

Page 2 of 9

for the required upgrades. Any proposed expansion of the quarry as proposed in the PPC will likely require an increase in truck numbers (as allowed under the existing consent) requiring associated roading and safety improvements. This issue must be resolved before any proposed rezoning occurs as the long-term effects are likely to be greater than what is covered under the existing RC.

6. The existing roading network (McNicol and Tourist Road) was never constructed to carry HPMV quarry trucks. An example of the improvements required to the local roading network is evident at Brookby Quarry. These roads were never constructed either for the weight and volume of HPMV quarry trucks using that section of road. Auckland Transport is constantly repairing Brookby Road for this very reason, and this cost is not borne by the quarry operator. The same issues are present at Clevedon Quarry and the Proposal fails to address this issue. Formal agreement is required between SAL and AT.

7. The recent severe weather events have significantly eroded and undermined the end of McNicol

Road leading to the quarry. This poses a significant safety risk and environmental hazard should the remaining road fail and slip into the Wairoa River. There is barely enough room for one truck to safely use this section of road. Proposed roading upgrades have not materialized as there is insufficient public land available to widen and complete necessary road safety upgrades along McNicol Road.

8. The Proposal fails to provide an accurate stock take of Auckland's current and forecasted aggregate supply. Local quarries including Brookby and Drury have plentiful supplies of high-quality aggregate to meet the medium and long term demands of Auckland. SAL owns and operates the Drury quarry which was acquired in 2018. This quarry more than replaces their quarry at Whitford and with many large infrastructure projects in Auckland being stopped, there is no evidence within the PPC that justifies the proposed expansion. Further investigation and evidence are required to support the PPC.

9. The existing Clevedon quarry is known to only have low grade aggregate. The Proposal fails to address the environmental impact of expanding the existing quarry and how this is offset against the local and regional economic benefits. Much of the commentary in the Proposal is subjective and lacks any economic or market-based evidence.

10. Previous reports by Boffa Miskell submitted by SAL as part of the 2017 Resource Consent process determined that the quarry site had a high

Page 3 of 9

ecological value. Reports submitted within the PPC suggest the site has a low ecological value. The evidence contained within the PPC is largely based on opinion rather than hard evidence or site investigation. Further investigation and expert-based evidence is required.

11. Native Long-Tailed Bats have recently been discovered along the Wairoa River adjacent to the existing Quarry. The Department of Conservation lists long-tailed bat populations as "critical" and in danger of extinction. Very little is currently known about the bat population or their nesting locations in Clevedon. CPS is concerned that any proposed changes to the existing quarry or local environment could have a detrimental impact on this vulnerable bat population. Further investigation and reporting are required.

12. The Proposal fails to identify the Social Effects of the PPC citing no increase in SPQZ. The effective area of proposed quarrying activity is doubling, therefore the social impact of this should be assessed and either avoided or mitigated. The most recent quarry expansion has resulted in the Te Araroa walking trail to be relocated from Clevedon to Mangatawhiri via Hunua, and McNicol Road to high-traffic areas to Mangatawhiri via Takanini and Papakura. This now means that trail walkers bypass Clevedon and a significant rural and scenic section of the trail.

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14. Expanding the SPQZ to the south will have a significantly greater adverse Visual effect given the existing SPQZ area to the north was never likely to be quarried. The visual effect is effectively doubling. This effect will be felt most by residents on McNicol and Tourist Roads, and from the growing population and visitors to Clevedon Village. The Proposal fails to address this additional adverse effect. The proposed SPQZ expansion area is currently planted in pine and being harvested. The adverse effects if this area was to be quarried are clear. When replanted in pine, this area will return to a natural landscape within 3-5 years. If this area is quarried, it will have adverse effects on the natural landscape forever. The retention of the Northern ridgelines remains an important buffer to residents on McNicol Road.

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15. Existing quarry operations have resulted in significant damage to the Southern Stream. The applicant has previously received an Abatement Notice for this damage and repairs are still ongoing some four years later. Existing streams and areas of ecological significance are extremely sensitive to quarry operations. Quarry activities by their very nature change water courses and drainage from upstream catchments. Damage to the existing Southern stream is just one example of the adverse effect of quarry operations adjacent to sensitive waterways and ecological areas. Recent damage is outlined in the Proposal and with Climate Change severe weather is only likely to increase.

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in response to Climate Change and the need for quarries in the future. It is naive to think that quarries as we know them today will operate the same in 20, 50 or 100 years.

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18. Clevedon is undergoing significant development and change as it welcomes new residents and families into its community. Significant residential development is occurring within the Village and to the South towards Clevedon Quarry. This development is a mixture of countryside living and residential development. A new retirement village is also being built. The scale of development and investment in Clevedon as a destination to live and play

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is significant. The proposed expansion of the Clevedon Quarry, plus any future planned development, is in stark contrast to the community and recreational destination that Clevedon has, and is, becoming. Quarry trucks don't mix well with children, families, and communities. Residential developments and rural lifestyle properties don't mix well with industrial scale quarry operations. Clevedon is a destination known region wide for its Farmers market, cycling, walking trails, polo, equestrian and other outdoor recreational activities. Clevedon is a popular location for all Aucklanders to visit and is one of the key gateways to the Pohutukawa Coast and Hunua Ranges.

19. Land stability and the method by which the existing quarry has been developed has been of concern to CPS and the community for many years. The existing quarry has seen several slips occur in recent years. One notable slip caused significant damage to the Southern stream. Should a significant slip occur within the current or proposed SPQZ, this would pose a significant risk to adjacent properties, Wairoa River, and wider Clevedon area out to the coast. The underlying geology of weathered rock and overburden on steep slopes poses a significant risk when combined with severe weather events like Cyclone Gabrielle. There is evidence further down Otau Mountain of landslides in recent years.

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21. The Proposal does not address the risk of flooding either from within the existing quarry, or from the adjacent Wairoa River. Sediment build-up in the Wairoa River and forestry slash are creating more destructive flooding events than ever before. The existing quarry has limited flood protection. Any expansion of the existing quarry will alter water courses and could cause new areas to flood and or worsen existing flooding. Should there be a major slip within the quarry or surrounding areas, this has the potential to block the Wairoa River (in full or part), causing devastation with silt and rock material being transported down the river via flood waters and into the Clevedon flood-plain and beyond into the Hauraki Gulf.

22. The Proposal assumes that aggregate from the quarry is transported solely via trucks using the local roading network. As stated in the Proposal, quarry developments need to take a long-term view (50 to 100 years) with respect to

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investment and viability. The Proposal does not consider alternative methods of transportation including rail as is done internationally. If Clevedon quarry is of such regional significance and is envisaged to be in operation for at least 100 years or more, investment in purpose built aggregate

haulage infrastructure must be considered if this PPC is to be considered. A connected-up strategy between quarry operators, Auckland Council, and Auckland Transport is required to ensure appropriate investment is provided for all supporting infrastructure as part of any long term city planning. Considering such a PPC without any plans for supporting infrastructure would further increase the level of adverse effects.

23. Clevedon quarry is at the end of a long metal road in Southeast Auckland. It is not easily accessible as trucks must travel some 22km on rural roads in each direction to access the Auckland motorway system. The roading network serving the Brookby Quarry is a prime example of poor infrastructure planning serving a large quarry. On Tourist Road there is a one-way bridge, and a section of McNicol road is only a single lane. Tourist Road also includes several high-risk intersections which do not support HPMV quarry trucks. Tourist and McNicol Road regularly flood. These matters need to be addressed as part of any PPC as the Resource Consent process assumes the existing supporting infrastructure is already in place for such land use and future developments. The Proposal ignores these offsite effects and instead seeks to defer to a future Resource Consent process that will not be able to consider these adverse effects.

24. The lack of any local positive effects in support of this Proposal is concerning. The positive effects outlined in the Proposal are self-serving in nature. The Proposal does not propose any positive effects for the Clevedon community who will be the most affected.

25. The existing SPQZ at Clevedon Quarry was introduced during the establishment of the Auckland Unitary Plan ("AUP"). This overlay sought to protect existing use rights and was a late addition to the AUP. Although these matters were heard as part of the broader AUP hearing process, the Clevedon community was not fully engaged in this process and did not know such provisions were being implemented. The 2017 RC process sought to give effect to these new rules within the existing SPQZ as part of a planned expansion of the Clevedon quarry. However, the SPQZ was never intended to be used as an instrument to assess the effects of establishing a new SPQZ adjacent to an existing quarry. The Proposal seeks to use the existing SPQZ as precedence for future expansion. In our opinion, this is not how the existing SPQZ rules were intended to be used. The proposed quarry expansion is akin

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to establishing a new quarry, the fact it is located adjacent to an existing quarry is irrelevant in terms of any assessment of effect.

26. The Proposal has failed to demonstrate the presence of significant rock resource material. There have been no subsurface geotechnical investigations to ascertain the type, quality and volume of rock present, or the extent of overburden that will need to be removed. The Preliminary Rock Resource Assessment notes that the type and quality of rock is likely to be similar to the existing quarry. Aggregate quality at the existing quarry is considered low and only useful for road chip seal and some hard fill applications. The existing rock is not suitable for use in concrete production. It is concerning that a PPC is being sought to quarry land where a detailed geotechnical assessment, including subsurface investigation, has not been undertaken. It is therefore difficult to correlate any perceived positive effects and balance these against the significant adverse effects outlined in this submission.

27. In CPS's opinion, the level of reporting and supporting evidence provided as part of the PPC is low, full of conjecture, and is based on opinion rather than evidence. Further supporting evidence and expert advice is required in the following areas:

- a. Rock resource assessment
- b. Economic impact
- c. Ecology
- d. Heritage and Cultural
- e. Visual and Landscape
- f. Social impact
- g. Traffic

28. In addition to the above, CPS may present additional evidence as part of any hearing process including but not limited to the following:

- a. Legal considerations
- b. Planning evidence
- c. Traffic Impact evidence
- d. Heritage and Cultural evidence

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- e. Noise evidence

f. Social evidence
g. Economic evidence
h. Visual and Landscape evidence
i. Ecology evidence
Ends
Clevedon Protection Society
Page 9 of 9

I or we seek the following decision by council: Decline the plan change | 46.1

Submission date: 23 February 2023

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Gary
Date: Thursday, 23 February 2023 7:15:45 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Gary

Organisation name:

Agent's full name: Gary

Email address: gary@wiltonfarm.co.nz

Contact phone number:

Postal address:
390 Clevedon Kawakawa Road
Gary
Auckland 2585

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:
Support

Property address: Monument Road

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
Local people

I or we seek the following decision by council: Decline the plan change

47.1

Submission date: 23 February 2023

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Tristan Peter Ilich
Date: Thursday, 23 February 2023 7:17:18 pm
Attachments: [Clevedon Protection Society Submission PPC 89 Clevedon Quarry_24-02-23_20230223191045.537.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Tristan Peter Ilich

Organisation name: Clevedon Protection Society

Agent's full name:

Email address: tristan.ilich@gmail.com

Contact phone number: 0278893309

Postal address:
268 Tourist Road
Clevedon
Papakura 2585

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:
All, refer attached submission.

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
Refer attached submission.

I or we seek the following decision by council: Decline the plan change, but if approved, make the | 48.1 amendments I requested

Details of amendments: Too early in process to identify amendment. Further evidence and consideration required.

Submission date: 23 February 2023

Supporting documents
[Clevedon Protection Society_Submission_PPC 89 Clevedon Quarry_24-02-23_20230223191045.537.pdf](#)

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

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24 February 2023

**Submission - Private Plan Change 89 - Clevedon Quarry
Clevedon Protection Society 2017 Incorporated**

These submissions are made on behalf of the Clevedon Protection Society 2017 Incorporated ("CPS") in respect of its submission opposing the application by Stevenson Aggregate Limited (SAL) to rezone land at the Clevedon Quarry ("the Proposal") via a Private Plan Change ("PPC").

CPS was formed in 2017 by a group of concerned residents to oppose the expansion of Clevedon Quarry. CPS reached a mediated settlement with SAL (formerly Fulton Hogan) in the Environment Court. CPS is a member of the Clevedon Liaison Group ("CLG") which was established to oversee the ongoing management and operation at Clevedon Quarry.

CPS strongly opposes the Proposal and seeks that it be declined. If the Hearing Commissioners are minded to approve the PPC, changes are sought to better avoid, remedy, and mitigate significant adverse effects of the Proposal.

Due to recent significant weather events including Cyclone Gabrielle, CPS has had limited time to seek expert advice and engage with its members to prepare this submission. The issues identified below outline our key concerns and additional evidence may be provided prior to any Hearing.

CPS's Concerns

1. The Proposal seeks to swap the extent of the Clevedon Quarry's ("the Quarry") Special Purpose Quarry Zone ("SPQZ") located in the northern half of 546 McNicol Road with a relocated SPQZ at 646 McNicol Road to the south of the existing Quarry. The land to the north which is proposed to be swapped includes an Outstanding Natural Feature overlay ("ONF"), Natural Stream Management Area ("NSMA") and Significant Ecological Areas ("SEA") overlay. No existing or consented quarry development is located within these overlays. There is precedent (Brookby Quarry) that suggests the SEA and NSMA overlays could be removed to allow quarrying activities to be undertaken on this land without the need for rezoning. However, this land is understood to have poor rock resource and therefore is not viable for quarry activities. The suggestion that this is merely a land "swap" is therefore false. Because the land to the north is not viable to quarry, the Proposal seeks to effectively expand the quarry to the south where its claimed rock resources are more favourable. This is not a "like for like" land swap. Rather, it is a major

quarry expansion. The effects of the rezoning/relocation of the SPQZ are significant given the SPQZ area that could be quarried under the Proposal is effectively doubling in size.

2. SAL owns approximately 400ha to the south of the existing quarry. CPS is concerned that should the Proposal be approved, it will create a precedence for future expansion to the south. Such an expansion could create a “mega quarry” well beyond the current Proposal. The necessity for medium- and long-term quarry development planning is highlighted in the Proposal. The Proposal suggests that Rural Productive land to the south could be rezoned and quarried in the future but provides no detail as to the extent of future development beyond the current Proposal. The Proposal should outline SAL intentions to further develop the Clevedon Quarry including timeframe and scale given the likely precedence this PPC could set. 48.2

3. The proposal will result in a net loss of some 31 hectares of Rural Productive land. Clevedon is a mixture of countryside living, residential, and rural productive land. Clevedon is still largely a farming community on the fringe of metropolitan Auckland. It is therefore vitally important that every acre of rural productive land is protected for future generations. It is the fabric of our community and an important natural resource that provides economic benefit to our community.

4. It is unusual for a Private Plan Change application to be submitted without an accompanying Resource Consent application so that the proposed land use, operations, and significant adverse effects can be properly understood and either avoided or mitigated. Such adverse effects that would otherwise be considered as part of a Resource Consent would include truck movements, aggregate extraction volume, noise, dust, operating hours, visual and landscape effects, social impact, heritage and culture. Whilst SAL has previously advised that they do not plan to amend their existing consent, to give effect to the proposed PPC, either a new or amended RC would be required. We therefore believe such a consent should be considered as part of the proposed PPC. 48.3

5. The existing Resource Consent requires certain upgrades to the existing roading network before truck volume restrictions can be removed. To date, SAL has been unable to obtain approval from Auckland Transport (AT) to complete these improvements. Furthermore, funding for these improvements and the ongoing maintenance has not been agreed to between SAL and AT. Other improvements such as the new bridal trail to address resident safety have not materialised despite the existing consent being in effect since 2018. CPS is concerned that no agreement will be reached between AT and SAL

for the required upgrades. Any proposed expansion of the quarry as proposed in the PPC will likely require an increase in truck numbers (as allowed under the existing consent) requiring associated roading and safety improvements. This issue must be resolved before any proposed rezoning occurs as the long-term effects are likely to be greater than what is covered under the existing RC.

48.4

6. The existing roading network (McNicol and Tourist Road) was never constructed to carry HPMV quarry trucks. An example of the improvements required to the local roading network is evident at Brookby Quarry. These roads were never constructed either for the weight and volume of HPMV quarry trucks using that section of road. Auckland Transport is constantly repairing Brookby Road for this very reason, and this cost is not borne by the quarry operator. The same issues are present at Clevedon Quarry and the Proposal fails to address this issue. Formal agreement is required between SAL and AT.

48.5

7. The recent severe weather events have significantly eroded and undermined the end of McNicol Road leading to the quarry. This poses a significant safety risk and environmental hazard should the remaining road fail and slip into the Wairoa River. There is barely enough room for one truck to safely use this section of road. Proposed roading upgrades have not materialized as there is insufficient public land available to widen and complete necessary road safety upgrades along McNicol Road.
8. The Proposal fails to provide an accurate stock take of Auckland's current and forecasted aggregate supply. Local quarries including Brookby and Drury have plentiful supplies of high-quality aggregate to meet the medium and long term demands of Auckland. SAL owns and operates the Drury quarry which was acquired in 2018. This quarry more than replaces their quarry at Whitford and with many large infrastructure projects in Auckland being stopped, there is no evidence within the PPC that justifies the proposed expansion. Further investigation and evidence are required to support the PPC.
9. The existing Clevedon quarry is known to only have low grade aggregate. The Proposal fails to address the environmental impact of expanding the existing quarry and how this is offset against the local and regional economic benefits. Much of the commentary in the Proposal is subjective and lacks any economic or market-based evidence.
10. Previous reports by Boffa Miskell submitted by SAL as part of the 2017 Resource Consent process determined that the quarry site had a high

ecological value. Reports submitted within the PPC suggest the site has a low ecological value. The evidence contained within the PPC is largely based on opinion rather than hard evidence or site investigation. Further investigation and expert-based evidence is required.

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23. Clevedon quarry is at the end of a long metal road in Southeast Auckland. It is not easily accessible as trucks must travel some 22km on rural roads in each direction to access the Auckland motorway system. The roading network serving the Brookby Quarry is a prime example of poor infrastructure planning serving a large quarry. On Tourist Road there is a one-way bridge, and a section of McNicol road is only a single lane. Tourist Road also includes several high-risk intersections which do not support HPMV quarry trucks. Tourist and McNicol Road regularly flood. These matters need to be addressed as part of any PPC as the Resource Consent process assumes the existing supporting infrastructure is already in place for such land use and future developments. The Proposal ignores these offsite effects and instead seeks to defer to a future Resource Consent process that will not be able to consider these adverse effects.
24. The lack of any local positive effects in support of this Proposal is concerning. The positive effects outlined in the Proposal are self-serving in nature. The Proposal does not propose any positive effects for the Clevedon community who will be the most affected.
25. The existing SPQZ at Clevedon Quarry was introduced during the establishment of the Auckland Unitary Plan ("AUP"). This overlay sought to protect existing use rights and was a late addition to the AUP. Although these matters were heard as part of the broader AUP hearing process, the Clevedon community was not fully engaged in this process and did not know such provisions were being implemented. The 2017 RC process sought to give effect to these new rules within the existing SPQZ as part of a planned expansion of the Clevedon quarry. However, the SPQZ was never intended to be used as an instrument to assess the effects of establishing a new SPQZ adjacent to an existing quarry. The Proposal seeks to use the existing SPQZ as precedence for future expansion. In our opinion, this is not how the existing SPQZ rules were intended to be used. The proposed quarry expansion is akin



to establishing a new quarry, the fact it is located adjacent to an existing quarry is irrelevant in terms of any assessment of effect.

26. The Proposal has failed to demonstrate the presence of significant rock resource material. There have been no subsurface geotechnical investigations to ascertain the type, quality and volume of rock present, or the extent of overburden that will need to be removed. The Preliminary Rock Resource Assessment notes that the type and quality of rock is likely to be similar to the existing quarry. Aggregate quality at the existing quarry is considered low and only useful for road chip seal and some hard fill applications. The existing rock is not suitable for use in concrete production. It is concerning that a PPC is being sought to quarry land where a detailed geotechnical assessment, including subsurface investigation, has not been undertaken. It is therefore difficult to correlate any perceived positive effects and balance these against the significant adverse effects outlined in this submission.
27. In CPS's opinion, the level of reporting and supporting evidence provided as part of the PPC is low, full of conjecture, and is based on opinion rather than evidence. Further supporting evidence and expert advice is required in the following areas:
 - a. Rock resource assessment
 - b. Economic impact
 - c. Ecology
 - d. Heritage and Cultural
 - e. Visual and Landscape
 - f. Social impact
 - g. Traffic
28. In addition to the above, CPS may present additional evidence as part of any hearing process including but not limited to the following:
 - a. Legal considerations
 - b. Planning evidence
 - c. Traffic Impact evidence
 - d. Heritage and Cultural evidence



- e. Noise evidence
- f. Social evidence
- g. Economic evidence
- h. Visual and Landscape evidence
- i. Ecology evidence

Ends

Clevedon Protection Society

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Tristan Ilich and Tina Ilich on behalf of
Date: Thursday, 23 February 2023 7:30:37 pm
Attachments: [Clevedon Protection Society Submission PPC 89 Clevedon Quarry 24-02-23 20230223191828.072.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Tristan Ilich and Tina Ilich on behalf of

Organisation name: The Tokomaru Trust

Agent's full name:

Email address: tristan.ilich@gmail.com

Contact phone number: 0278893309

Postal address:
268 Tourist Road
Clevedon
Auckland 2585

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:

All, refer attached submission by Clevedon Protection Society which on behalf of The Tokomaru Trust we fully endorse. Specific adverse effects for our property include Trunk Numbers, Noise, Visual Amenity, Property Value, Social Impact, Cultural and Heritage, Erosion and Sediment of the Wairoa River, Ecology, Land Stability and Seismic Risk.

Property address: 268 Tourist Road, Clevedon

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Refer attached submission from Clevedon Protection Society which we fully endorse on behalf of The Tokomaru Trust.

I or we seek the following decision by council: Decline the plan change | 49.1

Submission date: 23 February 2023

Supporting documents

[Clevedon Protection Society_Submission_PPC 89 Clevedon Quarry_24-02-](#)

23_20230223191828.072.pdf

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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24 February 2023

**Submission - Private Plan Change 89 - Clevedon Quarry
Clevedon Protection Society 2017 Incorporated**

These submissions are made on behalf of the Clevedon Protection Society 2017 Incorporated ("CPS") in respect of its submission opposing the application by Stevenson Aggregate Limited (SAL) to rezone land at the Clevedon Quarry ("the Proposal") via a Private Plan Change ("PPC").

CPS was formed in 2017 by a group of concerned residents to oppose the expansion of Clevedon Quarry. CPS reached a mediated settlement with SAL (formerly Fulton Hogan) in the Environment Court. CPS is a member of the Clevedon Liaison Group ("CLG") which was established to oversee the ongoing management and operation at Clevedon Quarry.

CPS strongly opposes the Proposal and seeks that it be declined. If the Hearing Commissioners are minded to approve the PPC, changes are sought to better avoid, remedy, and mitigate significant adverse effects of the Proposal.

Due to recent significant weather events including Cyclone Gabrielle, CPS has had limited time to seek expert advice and engage with its members to prepare this submission. The issues identified below outline our key concerns and additional evidence may be provided prior to any Hearing.

CPS's Concerns

1. The Proposal seeks to swap the extent of the Clevedon Quarry's ("the Quarry") Special Purpose Quarry Zone ("SPQZ") located in the northern half of 546 McNicol Road with a relocated SPQZ at 646 McNicol Road to the south of the existing Quarry. The land to the north which is proposed to be swapped includes an Outstanding Natural Feature overlay ("ONF"), Natural Stream Management Area ("NSMA") and Significant Ecological Areas ("SEA") overlay. No existing or consented quarry development is located within these overlays. There is precedent (Brookby Quarry) that suggests the SEA and NSMA overlays could be removed to allow quarrying activities to be undertaken on this land without the need for rezoning. However, this land is understood to have poor rock resource and therefore is not viable for quarry activities. The suggestion that this is merely a land "swap" is therefore false. Because the land to the north is not viable to quarry, the Proposal seeks to effectively expand the quarry to the south where its claimed rock resources are more favourable. This is not a "like for like" land swap. Rather, it is a major

quarry expansion. The effects of the rezoning/relocation of the SPQZ are significant given the SPQZ area that could be quarried under the Proposal is effectively doubling in size.

2. SAL owns approximately 400ha to the south of the existing quarry. CPS is concerned that should the Proposal be approved, it will create a precedence for future expansion to the south. Such an expansion could create a "mega quarry" well beyond the current Proposal. The necessity for medium- and long-term quarry development planning is highlighted in the Proposal. The Proposal suggests that Rural Productive land to the south could be rezoned and quarried in the future but provides no detail as to the extent of future development beyond the current Proposal. The Proposal should outline SAL intentions to further develop the Clevedon Quarry including timeframe and scale given the likely precedence this PPC could set.
3. The proposal will result in a net loss of some 31 hectares of Rural Productive land. Clevedon is a mixture of countryside living, residential, and rural productive land. Clevedon is still largely a farming community on the fringe of metropolitan Auckland. It is therefore vitally important that every acre of rural productive land is protected for future generations. It is the fabric of our community and an important natural resource that provides economic benefit to our community.
4. It is unusual for a Private Plan Change application to be submitted without an accompanying Resource Consent application so that the proposed land use, operations, and significant adverse effects can be properly understood and either avoided or mitigated. Such adverse effects that would otherwise be considered as part of a Resource Consent would include truck movements, aggregate extraction volume, noise, dust, operating hours, visual and landscape effects, social impact, heritage and culture. Whilst SAL has previously advised that they do not plan to amend their existing consent, to give effect to the proposed PPC, either a new or amended RC would be required. We therefore believe such a consent should be considered as part of the proposed PPC.
5. The existing Resource Consent requires certain upgrades to the existing roading network before truck volume restrictions can be removed. To date, SAL has been unable to obtain approval from Auckland Transport (AT) to complete these improvements. Furthermore, funding for these improvements and the ongoing maintenance has not been agreed to between SAL and AT. Other improvements such as the new bridal trail to address resident safety have not materialised despite the existing consent being in effect since 2018. CPS is concerned that no agreement will be reached between AT and SAL

for the required upgrades. Any proposed expansion of the quarry as proposed in the PPC will likely require an increase in truck numbers (as allowed under the existing consent) requiring associated roading and safety improvements. This issue must be resolved before any proposed rezoning occurs as the long-term effects are likely to be greater than what is covered under the existing RC.

6. The existing roading network (McNicol and Tourist Road) was never constructed to carry HPMV quarry trucks. An example of the improvements required to the local roading network is evident at Brookby Quarry. These roads were never constructed either for the weight and volume of HPMV quarry trucks using that section of road. Auckland Transport is constantly repairing Brookby Road for this very reason, and this cost is not borne by the quarry operator. The same issues are present at Clevedon Quarry and the Proposal fails to address this issue. Formal agreement is required between SAL and AT.
7. The recent severe weather events have significantly eroded and undermined the end of McNicol Road leading to the quarry. This poses a significant safety risk and environmental hazard should the remaining road fail and slip into the Wairoa River. There is barely enough room for one truck to safely use this section of road. Proposed roading upgrades have not materialized as there is insufficient public land available to widen and complete necessary road safety upgrades along McNicol Road.
8. The Proposal fails to provide an accurate stock take of Auckland's current and forecasted aggregate supply. Local quarries including Brookby and Drury have plentiful supplies of high-quality aggregate to meet the medium and long term demands of Auckland. SAL owns and operates the Drury quarry which was acquired in 2018. This quarry more than replaces their quarry at Whitford and with many large infrastructure projects in Auckland being stopped, there is no evidence within the PPC that justifies the proposed expansion. Further investigation and evidence are required to support the PPC.
9. The existing Clevedon quarry is known to only have low grade aggregate. The Proposal fails to address the environmental impact of expanding the existing quarry and how this is offset against the local and regional economic benefits. Much of the commentary in the Proposal is subjective and lacks any economic or market-based evidence.
10. Previous reports by Boffa Miskell submitted by SAL as part of the 2017 Resource Consent process determined that the quarry site had a high

ecological value. Reports submitted within the PPC suggest the site has a low ecological value. The evidence contained within the PPC is largely based on opinion rather than hard evidence or site investigation. Further investigation and expert-based evidence is required.

11. Native Long-Tailed Bats have recently been discovered along the Wairoa River adjacent to the existing Quarry. The Department of Conservation lists long-tailed bat populations as "critical" and in danger of extinction. Very little is currently known about the bat population or their nesting locations in Clevedon. CPS is concerned that any proposed changes to the existing quarry or local environment could have a detrimental impact on this vulnerable bat population. Further investigation and reporting are required.
12. The Proposal fails to identify the Social Effects of the PPC citing no increase in SPQZ. The effective area of proposed quarrying activity is doubling, therefore the social impact of this should be assessed and either avoided or mitigated. The most recent quarry expansion has resulted in the Te Araroa walking trail to be relocated from Clevedon to Mangatawhiri via Hunua, and McNicol Road to high-traffic areas to Mangatawhiri via Takanini and Papakura. This now means that trail walkers bypass Clevedon and a significant rural and scenic section of the trail.
13. The Proposal makes only cursory comments with regards to the Cultural Effects of the PPC. The Proposal does not include a detailed Cultural Assessment that is informed by the local Iwi, Ngai Tai Ki Tāmaki Tribal Trust. Otau Mountain, which lies to the north of the existing Quarry, and the adjacent Wairoa River, are of cultural and ancestral significance that requires further understanding and input from local Iwi as to their meaning and protection. Ngai Tai Ki Tāmaki Tribal Trust are the kaitiaki (guardians) of the river and must be consulted as part of this process.
14. Expanding the SPQZ to the south will have a significantly greater adverse Visual effect given the existing SPQZ area to the north was never likely to be quarried. The visual effect is effectively doubling. This effect will be felt most by residents on McNicol and Tourist Roads, and from the growing population and visitors to Clevedon Village. The Proposal fails to address this additional adverse effect. The proposed SPQZ expansion area is currently planted in pine and being harvested. The adverse effects if this area was to be quarried are clear. When replanted in pine, this area will return to a natural landscape within 3-5 years. If this area is quarried, it will have adverse effects on the natural landscape forever. The retention of the Northern ridgelines remains an important buffer to residents on McNicol Road.

15. Existing quarry operations have resulted in significant damage to the Southern Stream. The applicant has previously received an Abatement Notice for this damage and repairs are still ongoing some four years later. Existing streams and areas of ecological significance are extremely sensitive to quarry operations. Quarry activities by their very nature change water courses and drainage from upstream catchments. Damage to the existing Southern stream is just one example of the adverse effect of quarry operations adjacent to sensitive waterways and ecological areas. Recent damage is outlined in the Proposal and with Climate Change severe weather is only likely to increase.
16. The Proposal fails to assess the impact of Climate Change and the need for emission reductions. The Proposal does not explore how the aggregate or construction industry will change in response to Climate Change and the need for quarries in the future. It is naive to think that quarries as we know them today will operate the same in 20, 50 or 100 years.
17. Whilst sediment control measures can be implemented within the quarry in line with regulations, the Hunua Ranges and Wairoa River continuously face the risk of significant flooding. These control measures are no match for such floods where we are now regularly seeing levels exceeding 1:100-year events. Cyclone Gabrielle recently caused the Wairoa River to exceed all previous flood levels. Sediment in the river is at an all-time high. The Proposal fails to acknowledge this risk of further erosion and sediment flowing into the Wairoa River because of severe weather events. The Wairoa River has experienced three flooding events in excess of a 1:100-year event over the past decade. Water in the existing pit is known to overflow into the Wairoa River during heavy rain and flooding events. The effects of Climate Change and flooding on the Wairoa River have been ignored in the Proposal. The Wairoa River is the second largest in Auckland and must be protected and restored as an effective waterway for recreation, including kayaking, boating, food gathering, walking, picnicing, and hopefully swimming one day. The Wairoa River is also the only managed Trout fishing river in the Auckland Region, with recreational angling enjoyed by many. The increasing sedimentation of the river and declining water quality is marginalising this activity and other recreational opportunities.
18. Clevedon is undergoing significant development and change as it welcomes new residents and families into its community. Significant residential development is occurring within the Village and to the South towards Clevedon Quarry. This development is a mixture of countryside living and residential development. A new retirement village is also being built. The scale of development and investment in Clevedon as a destination to live and play

is significant. The proposed expansion of the Clevedon Quarry, plus any future planned development, is in stark contrast to the community and recreational destination that Clevedon has, and is, becoming. Quarry trucks don't mix well with children, families, and communities. Residential developments and rural lifestyle properties don't mix well with industrial scale quarry operations. Clevedon is a destination known region wide for its Farmers market, cycling, walking trails, polo, equestrian and other outdoor recreational activities. Clevedon is a popular location for all Aucklanders to visit and is one of the key gateways to the Pohutukawa Coast and Hunua Ranges.

19. Land stability and the method by which the existing quarry has been developed has been of concern to CPS and the community for many years. The existing quarry has seen several slips occur in recent years. One notable slip caused significant damage to the Southern stream. Should a significant slip occur within the current or proposed SPQZ, this would pose a significant risk to adjacent properties, Wairoa River, and wider Clevedon area out to the coast. The underlying geology of weathered rock and overburden on steep slopes poses a significant risk when combined with severe weather events like Cyclone Gabrielle. There is evidence further down Otau Mountain of landslides in recent years.
20. The Clevedon quarry is located directly on top of an active earthquake fault line. This fault is understood to have last moved in 1894. Evidence within the PPC fails to properly assess this risk. With recent earthquakes on the adjacent Kerepehi fault at Te Aroha (to the south) and the ongoing earthquake swarm in the Hauraki Gulf, this risk requires further investigation and expert reporting. Rock close to fault lines is known to be highly fractured and of low quality due to movement within the fault itself.
21. The Proposal does not address the risk of flooding either from within the existing quarry, or from the adjacent Wairoa River. Sediment build-up in the Wairoa River and forestry slash are creating more destructive flooding events than ever before. The existing quarry has limited flood protection. Any expansion of the existing quarry will alter water courses and could cause new areas to flood and or worsen existing flooding. Should there be a major slip within the quarry or surrounding areas, this has the potential to block the Wairoa River (in full or part), causing devastation with silt and rock material being transported down the river via flood waters and into the Clevedon flood-plain and beyond into the Hauraki Gulf.
22. The Proposal assumes that aggregate from the quarry is transported solely via trucks using the local roading network. As stated in the Proposal, quarry developments need to take a long-term view (50 to 100 years) with respect to

investment and viability. The Proposal does not consider alternative methods of transportation including rail as is done internationally. If Clevedon quarry is of such regional significance and is envisaged to be in operation for at least 100 years or more, investment in purpose built aggregate haulage infrastructure must be considered if this PPC is to be considered. A connected-up strategy between quarry operators, Auckland Council, and Auckland Transport is required to ensure appropriate investment is provided for all supporting infrastructure as part of any long term city planning. Considering such a PPC without any plans for supporting infrastructure would further increase the level of adverse effects.

23. Clevedon quarry is at the end of a long metal road in Southeast Auckland. It is not easily accessible as trucks must travel some 22km on rural roads in each direction to access the Auckland motorway system. The roading network serving the Brookby Quarry is a prime example of poor infrastructure planning serving a large quarry. On Tourist Road there is a one-way bridge, and a section of McNicol road is only a single lane. Tourist Road also includes several high-risk intersections which do not support HPMV quarry trucks. Tourist and McNicol Road regularly flood. These matters need to be addressed as part of any PPC as the Resource Consent process assumes the existing supporting infrastructure is already in place for such land use and future developments. The Proposal ignores these offsite effects and instead seeks to defer to a future Resource Consent process that will not be able to consider these adverse effects.
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25. The existing SPQZ at Clevedon Quarry was introduced during the establishment of the Auckland Unitary Plan ("AUP"). This overlay sought to protect existing use rights and was a late addition to the AUP. Although these matters were heard as part of the broader AUP hearing process, the Clevedon community was not fully engaged in this process and did not know such provisions were being implemented. The 2017 RC process sought to give effect to these new rules within the existing SPQZ as part of a planned expansion of the Clevedon quarry. However, the SPQZ was never intended to be used as an instrument to assess the effects of establishing a new SPQZ adjacent to an existing quarry. The Proposal seeks to use the existing SPQZ as precedence for future expansion. In our opinion, this is not how the existing SPQZ rules were intended to be used. The proposed quarry expansion is akin



to establishing a new quarry, the fact it is located adjacent to an existing quarry is irrelevant in terms of any assessment of effect.

26. The Proposal has failed to demonstrate the presence of significant rock resource material. There have been no subsurface geotechnical investigations to ascertain the type, quality and volume of rock present, or the extent of overburden that will need to be removed. The Preliminary Rock Resource Assessment notes that the type and quality of rock is likely to be similar to the existing quarry. Aggregate quality at the existing quarry is considered low and only useful for road chip seal and some hard fill applications. The existing rock is not suitable for use in concrete production. It is concerning that a PPC is being sought to quarry land where a detailed geotechnical assessment, including subsurface investigation, has not been undertaken. It is therefore difficult to correlate any perceived positive effects and balance these against the significant adverse effects outlined in this submission.
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- i. Ecology evidence

Ends

Clevedon Protection Society

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Sheryl McKinley
Date: Thursday, 23 February 2023 8:15:39 pm
Attachments: [Clevedon Protection Society Submission PPC 89 Clevedon Quarry 24-02-23_20230223185726.576.pdf](#)
[McNICOL ROAD QUARRY SUBMISSIONS 2023.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sheryl McKinley

Organisation name:

Agent's full name: Sheryl McKinley

Email address: sem@orcon.net.nz

Contact phone number:

Postal address:
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Auckland
Auckland 2585

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:

Property address: 336 McNicol Road, Clevedon

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
This plan change directly affects us given we are on the main truck route to the quarry.

I or we seek the following decision by council: Decline the plan change | 50.1

Submission date: 23 February 2023

Supporting documents
Clevedon Protection Society_Submission_PPC 89 Clevedon Quarry_24-02-23_20230223185726.576.pdf
McNICOL ROAD QUARRY SUBMISSIONS 2023.pdf

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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McNICOL ROAD QUARRY SUBMISSIONS

Key Aspects of Application	Adverse effects which will cause loss of amenity
Increase in truck numbers	<ul style="list-style-type: none"> • Increase in noise causing loss of amenity and quiet enjoyment of our property (ie after work sitting on the deck having a drink and dinner in peace and quiet and not listening to trucks constantly rumbling past). NOTE: We chose to give up commuter convenience to have peace and quiet from constant traffic noise. • Disturbed sleep from headlights and truck noise (especially in winter) • Health and wellbeing from noise and dust from the trucks including extra maintenance to the house and cars • Loss of enjoyment of community facilities and amenities • Damage to house from vibration of the increased weight and number of trucks • Deterioration of roads from the heavy vehicles (ie damage to personal vehicles from potholes, slippery roads from slurry extra wear and tear on the vehicle) • Combined traffic congestion from the Brookby Quarry and Pascoe Landfill in the Ardmore, Alfriston, Papakura and Manurewa on-ramp to motorway etc • Congestion at Tourist Roads one way bridge (have already had to wait for 4 truck and trailer units to go over bridge)
Traffic Safety Issues and Safety Issues with Livestock	<ul style="list-style-type: none"> • Pulling out of my driveway in a horse truck or horse float (we are just after a bend) • Turning into my driveway in horse truck or towing a float (impatient truck drivers wanting to pass and/or tail gaiting) • Towing a float with horses on board and truck drivers tail gaiting and driving fast • Extra dirt and mud on the road which when wet is like slurry and makes the road slippery. With no street lights on rural roads you don't see this hazard • Horse riders (reason for buying in Clevedon was the ability to go for a road ride) • Children on ponies with parents riding, walking or cycling beside them • Injuries to horses and riders inside their own properties in arenas and roadside paddocks with the extra noise (ie air brakes and rattles from empty and speeding trucks) • Potential spooking of livestock breaking through fences and entering the road • Riding a bike and walking for leisure • International visitors and tourists walking the Te Araroa Trail (VERY popular and economically good for Clevedon businesses) • School children walking home from bus drop off • Rural postie delivering mail (trucks flying past every 40 seconds)

	<ul style="list-style-type: none"> • General motoring, trucks lined up on dark foggy mornings waiting to get to the quarry for loading time (ie lack of road width and visibility) • Passing trucks on narrow bridges with limited room • Trucks trailer units fish-tailing on greasy roads (ie caused by extra dirt, dust, oil slick etc on roads) • Increased risk of serious/fatal accidents at intersections at Clevedon-Papakura/Creightons/Tourist Road, Monument/Tourist Road and Tourist/McNicol Road – visibility and speed limit and time it takes for truck and trailer units to cross • The whole of McNicol Road due to speed limit and width of road with horses, walkers, cyclists etc sharing the narrow road • Road width and narrow two way bridges in parts of Tourist Road and McNicol Road for two trucks to pass (ie quarry trucks or horse truck and quarry truck (and/or truck and trailer) • Visibility and delay at peak work travel times on one way bridge in Tourist Road (NOTE: Already have had to wait at 7.00am while at least four truck and trailer units came through after having passing another 6 to 8 trucks before the bridge heading towards Quarry and then passing another four trucks heading towards the bridge) • Concern that one way bridge not being able to handle the pressure of the extra volume and weight of heavy vehicles that will be crossing the bridge • Increase in trucks travelling through Clevedon Village
<p>Operating Hours:</p>	<ul style="list-style-type: none"> • Disruption to sleep from noise and headlights (NOTE: trucks are constantly sneaking down before they are allowed already. When busy they are also coming back from quarry before allowed time – current rules are already being broken) • Loss of quiet enjoyment of our property (ie no road riding of horses after work or on a Saturday, traffic disturbance, general wind down after a busy day. Many residents have sacrificed convenience of travel time to work for the peacefulness of a quiet rural lifestyle of which you will be taking away from us) • The health and wellbeing of residents and livestock • Loss of value to our property
<p>Wairoa River and surrounding natural environment</p>	<ul style="list-style-type: none"> • Contamination of the Wairoa River from run off and dirt and slurry from the trucks affecting the ability to swim in the river (incredibly popular swimming place in summer) • Deterioration of the river and fishery for Trout fishing from increased sediment-delivery into the river from quarry operations • Over-burden and sediment run off from quarry operations via North and South Streams posing serious impact on river water quality and public access • The displacement of local wildlife and impact on local flora and fauna

	<ul style="list-style-type: none"> • Noise from the quarry driving bird and animal life away from the Wairoa Valley and Wairoa River area • Increased seismic risk from Wairoa Fault line which is classified as active • Risk of collapse or accident at the quarry site resulting in debris contaminating the river causing dam or flooding up and down stream (Note: Especially relevant after Cyclone Gabrielle and the devastation it caused to Clevedon, McNicol Road and the Wairoa River)
Visual Amenity	<ul style="list-style-type: none"> • Removal of over-burden and bush areas creating an ugly vista from our property and the surrounding properties • Devaluing our property as the outlook changes from green hillsides to a clay canvas • Tourists and visitors to Clevedon seeing clay mountains instead of bush clad hillsides – a visual nightmare
Economic Impact	<ul style="list-style-type: none"> • Loss of tourists and visitors to Clevedon (Already seen given the diversion of the Te Araroa walkway away from McNicol Road) • Devaluing our property (loss of visual vista and truck noise and traffic) • Negative impact on national equestrian, polo, horse breeding, horse training and riding industry and event hosting rights
Social Impact	<ul style="list-style-type: none"> • Area becomes an undesirable place to live, enjoy, and do business • Loss of social activity and the freedom of being able to do those activities • Impact on mental health and other health related issues • Loss of desired destination status for residents, visitors and tourists
Affected Parties	<ul style="list-style-type: none"> • Clevedon residents and their families • Visitors to Clevedon • Residents in Ardmore, Alfriston, Manurewa, Papakura living along truck routes. In addition, residents living or using roads going from Clevedon to Whitford, Brookby, East Tamaki and Maraetai • Cyclists • Horse Riders • Runners and walkers • Recreational swimmers and anglers accessing the Wairoa River • Equestrian businesses and equestrian lifestylers and livestock owners

Key Issues	Suggested Solutions
Increase in Truck numbers	
Safety Issues	<ul style="list-style-type: none"> • Widening the road,

	<ul style="list-style-type: none"> • Bridle Paths (which would be used by horse riders, cyclists, walkers) • Making Tourist Road One Way Bridge two lanes • Quarry to install well maintained wheel wash for all trucks leaving the quarry • Speed Limit for Quarry Trucks (ie install cameras and enforcement of breach of rules) (NOTE: Brookby Quarry have this in place and it seems to be working well)
Loss of Amenity and Quiet Enjoyment of Property (ie increase in truck numbers, weight and increase in hours of operation)	<ul style="list-style-type: none"> • Upgrade of road (ie smooth flat surface to reduce road noise) • Look at alternative options (ie a loop – one way in and another way out so we have half the number of trucks passing by, alternative method of removing the aggregate) • Noise decibel reading on all trucks entering and leaving the quarry and enforcing breach of rules • Consequences for drivers breaching speed limit and driving TO the quarry at an unreasonable time to be first in the queue to leave at resource consent time
General Comments	<ul style="list-style-type: none"> • Trucks are constantly sneaking down before the current time; • Damaging New Zealand’s clean green image to Tourists with a visual impact of clay mountains and pollution from trucks (ie Clevedon Farmers Market, Auckland Polo) • With current climate change issues and these extreme weather events (Cyclone Gabrielle) more consideration and research needs to be given on the impact of such a Plan change to the environment as a plan change could result in the death of people and livestock if expanding the quarry goes ahead.



24 February 2023

**Submission - Private Plan Change 89 - Clevedon Quarry
Clevedon Protection Society 2017 Incorporated**

These submissions are made on behalf of the Clevedon Protection Society 2017 Incorporated ("CPS") in respect of its submission opposing the application by Stevenson Aggregate Limited (SAL) to rezone land at the Clevedon Quarry ("the Proposal") via a Private Plan Change ("PPC").

CPS was formed in 2017 by a group of concerned residents to oppose the expansion of Clevedon Quarry. CPS reached a mediated settlement with SAL (formerly Fulton Hogan) in the Environment Court. CPS is a member of the Clevedon Liaison Group ("CLG") which was established to oversee the ongoing management and operation at Clevedon Quarry.

CPS strongly opposes the Proposal and seeks that it be declined. If the Hearing Commissioners are minded to approve the PPC, changes are sought to better avoid, remedy, and mitigate significant adverse effects of the Proposal.

Due to recent significant weather events including Cyclone Gabrielle, CPS has had limited time to seek expert advice and engage with its members to prepare this submission. The issues identified below outline our key concerns and additional evidence may be provided prior to any Hearing.

CPS's Concerns

1. The Proposal seeks to swap the extent of the Clevedon Quarry's ("the Quarry") Special Purpose Quarry Zone ("SPQZ") located in the northern half of 546 McNicol Road with a relocated SPQZ at 646 McNicol Road to the south of the existing Quarry. The land to the north which is proposed to be swapped includes an Outstanding Natural Feature overlay ("ONF"), Natural Stream Management Area ("NSMA") and Significant Ecological Areas ("SEA") overlay. No existing or consented quarry development is located within these overlays. There is precedent (Brookby Quarry) that suggests the SEA and NSMA overlays could be removed to allow quarrying activities to be undertaken on this land without the need for rezoning. However, this land is understood to have poor rock resource and therefore is not viable for quarry activities. The suggestion that this is merely a land "swap" is therefore false. Because the land to the north is not viable to quarry, the Proposal seeks to effectively expand the quarry to the south where its claimed rock resources are more favourable. This is not a "like for like" land swap. Rather, it is a major



quarry expansion. The effects of the rezoning/relocation of the SPQZ are significant given the SPQZ area that could be quarried under the Proposal is effectively doubling in size.

2. SAL owns approximately 400ha to the south of the existing quarry. CPS is concerned that should the Proposal be approved, it will create a precedence for future expansion to the south. Such an expansion could create a "mega quarry" well beyond the current Proposal. The necessity for medium- and long-term quarry development planning is highlighted in the Proposal. The Proposal suggests that Rural Productive land to the south could be rezoned and quarried in the future but provides no detail as to the extent of future development beyond the current Proposal. The Proposal should outline SAL intentions to further develop the Clevedon Quarry including timeframe and scale given the likely precedence this PPC could set.
3. The proposal will result in a net loss of some 31 hectares of Rural Productive land. Clevedon is a mixture of countryside living, residential, and rural productive land. Clevedon is still largely a farming community on the fringe of metropolitan Auckland. It is therefore vitally important that every acre of rural productive land is protected for future generations. It is the fabric of our community and an important natural resource that provides economic benefit to our community.
4. It is unusual for a Private Plan Change application to be submitted without an accompanying Resource Consent application so that the proposed land use, operations, and significant adverse effects can be properly understood and either avoided or mitigated. Such adverse effects that would otherwise be considered as part of a Resource Consent would include truck movements, aggregate extraction volume, noise, dust, operating hours, visual and landscape effects, social impact, heritage and culture. Whilst SAL has previously advised that they do not plan to amend their existing consent, to give effect to the proposed PPC, either a new or amended RC would be required. We therefore believe such a consent should be considered as part of the proposed PPC.
5. The existing Resource Consent requires certain upgrades to the existing roading network before truck volume restrictions can be removed. To date, SAL has been unable to obtain approval from Auckland Transport (AT) to complete these improvements. Furthermore, funding for these improvements and the ongoing maintenance has not been agreed to between SAL and AT. Other improvements such as the new bridal trail to address resident safety have not materialised despite the existing consent being in effect since 2018. CPS is concerned that no agreement will be reached between AT and SAL

for the required upgrades. Any proposed expansion of the quarry as proposed in the PPC will likely require an increase in truck numbers (as allowed under the existing consent) requiring associated roading and safety improvements. This issue must be resolved before any proposed rezoning occurs as the long-term effects are likely to be greater than what is covered under the existing RC.

6. The existing roading network (McNicol and Tourist Road) was never constructed to carry HPMV quarry trucks. An example of the improvements required to the local roading network is evident at Brookby Quarry. These roads were never constructed either for the weight and volume of HPMV quarry trucks using that section of road. Auckland Transport is constantly repairing Brookby Road for this very reason, and this cost is not borne by the quarry operator. The same issues are present at Clevedon Quarry and the Proposal fails to address this issue. Formal agreement is required between SAL and AT.
7. The recent severe weather events have significantly eroded and undermined the end of McNicol Road leading to the quarry. This poses a significant safety risk and environmental hazard should the remaining road fail and slip into the Wairoa River. There is barely enough room for one truck to safely use this section of road. Proposed roading upgrades have not materialized as there is insufficient public land available to widen and complete necessary road safety upgrades along McNicol Road.
8. The Proposal fails to provide an accurate stock take of Auckland's current and forecasted aggregate supply. Local quarries including Brookby and Drury have plentiful supplies of high-quality aggregate to meet the medium and long term demands of Auckland. SAL owns and operates the Drury quarry which was acquired in 2018. This quarry more than replaces their quarry at Whitford and with many large infrastructure projects in Auckland being stopped, there is no evidence within the PPC that justifies the proposed expansion. Further investigation and evidence are required to support the PPC.
9. The existing Clevedon quarry is known to only have low grade aggregate. The Proposal fails to address the environmental impact of expanding the existing quarry and how this is offset against the local and regional economic benefits. Much of the commentary in the Proposal is subjective and lacks any economic or market-based evidence.
10. Previous reports by Boffa Miskell submitted by SAL as part of the 2017 Resource Consent process determined that the quarry site had a high



ecological value. Reports submitted within the PPC suggest the site has a low ecological value. The evidence contained within the PPC is largely based on opinion rather than hard evidence or site investigation. Further investigation and expert-based evidence is required.

11. Native Long-Tailed Bats have recently been discovered along the Wairoa River adjacent to the existing Quarry. The Department of Conservation lists long-tailed bat populations as "critical" and in danger of extinction. Very little is currently known about the bat population or their nesting locations in Clevedon. CPS is concerned that any proposed changes to the existing quarry or local environment could have a detrimental impact on this vulnerable bat population. Further investigation and reporting are required.
12. The Proposal fails to identify the Social Effects of the PPC citing no increase in SPQZ. The effective area of proposed quarrying activity is doubling, therefore the social impact of this should be assessed and either avoided or mitigated. The most recent quarry expansion has resulted in the Te Araroa walking trail to be relocated from Clevedon to Mangatawhiri via Hunua, and McNicol Road to high-traffic areas to Mangatawhiri via Takanini and Papakura. This now means that trail walkers bypass Clevedon and a significant rural and scenic section of the trail.
13. The Proposal makes only cursory comments with regards to the Cultural Effects of the PPC. The Proposal does not include a detailed Cultural Assessment that is informed by the local Iwi, Ngai Tai Ki Tāmaki Tribal Trust. Otau Mountain, which lies to the north of the existing Quarry, and the adjacent Wairoa River, are of cultural and ancestral significance that requires further understanding and input from local Iwi as to their meaning and protection. Ngai Tai Ki Tāmaki Tribal Trust are the kaitiaki (guardians) of the river and must be consulted as part of this process.
14. Expanding the SPQZ to the south will have a significantly greater adverse Visual effect given the existing SPQZ area to the north was never likely to be quarried. The visual effect is effectively doubling. This effect will be felt most by residents on McNicol and Tourist Roads, and from the growing population and visitors to Clevedon Village. The Proposal fails to address this additional adverse effect. The proposed SPQZ expansion area is currently planted in pine and being harvested. The adverse effects if this area was to be quarried are clear. When replanted in pine, this area will return to a natural landscape within 3-5 years. If this area is quarried, it will have adverse effects on the natural landscape forever. The retention of the Northern ridgelines remains an important buffer to residents on McNicol Road.



15. Existing quarry operations have resulted in significant damage to the Southern Stream. The applicant has previously received an Abatement Notice for this damage and repairs are still ongoing some four years later. Existing streams and areas of ecological significance are extremely sensitive to quarry operations. Quarry activities by their very nature change water courses and drainage from upstream catchments. Damage to the existing Southern stream is just one example of the adverse effect of quarry operations adjacent to sensitive waterways and ecological areas. Recent damage is outlined in the Proposal and with Climate Change severe weather is only likely to increase.
16. The Proposal fails to assess the impact of Climate Change and the need for emission reductions. The Proposal does not explore how the aggregate or construction industry will change in response to Climate Change and the need for quarries in the future. It is naive to think that quarries as we know them today will operate the same in 20, 50 or 100 years.
17. Whilst sediment control measures can be implemented within the quarry in line with regulations, the Hunua Ranges and Wairoa River continuously face the risk of significant flooding. These control measures are no match for such floods where we are now regularly seeing levels exceeding 1:100-year events. Cyclone Gabrielle recently caused the Wairoa River to exceed all previous flood levels. Sediment in the river is at an all-time high. The Proposal fails to acknowledge this risk of further erosion and sediment flowing into the Wairoa River because of severe weather events. The Wairoa River has experienced three flooding events in excess of a 1:100-year event over the past decade. Water in the existing pit is known to overflow into the Wairoa River during heavy rain and flooding events. The effects of Climate Change and flooding on the Wairoa River have been ignored in the Proposal. The Wairoa River is the second largest in Auckland and must be protected and restored as an effective waterway for recreation, including kayaking, boating, food gathering, walking, picnicing, and hopefully swimming one day. The Wairoa River is also the only managed Trout fishing river in the Auckland Region, with recreational angling enjoyed by many. The increasing sedimentation of the river and declining water quality is marginalising this activity and other recreational opportunities.
18. Clevedon is undergoing significant development and change as it welcomes new residents and families into its community. Significant residential development is occurring within the Village and to the South towards Clevedon Quarry. This development is a mixture of countryside living and residential development. A new retirement village is also being built. The scale of development and investment in Clevedon as a destination to live and play

is significant. The proposed expansion of the Clevedon Quarry, plus any future planned development, is in stark contrast to the community and recreational destination that Clevedon has, and is, becoming. Quarry trucks don't mix well with children, families, and communities. Residential developments and rural lifestyle properties don't mix well with industrial scale quarry operations. Clevedon is a destination known region wide for its Farmers market, cycling, walking trails, polo, equestrian and other outdoor recreational activities. Clevedon is a popular location for all Aucklanders to visit and is one of the key gateways to the Pohutukawa Coast and Hunua Ranges.

19. Land stability and the method by which the existing quarry has been developed has been of concern to CPS and the community for many years. The existing quarry has seen several slips occur in recent years. One notable slip caused significant damage to the Southern stream. Should a significant slip occur within the current or proposed SPQZ, this would pose a significant risk to adjacent properties, Wairoa River, and wider Clevedon area out to the coast. The underlying geology of weathered rock and overburden on steep slopes poses a significant risk when combined with severe weather events like Cyclone Gabrielle. There is evidence further down Otau Mountain of landslides in recent years.
20. The Clevedon quarry is located directly on top of an active earthquake fault line. This fault is understood to have last moved in 1894. Evidence within the PPC fails to properly assess this risk. With recent earthquakes on the adjacent Kerepehi fault at Te Aroha (to the south) and the ongoing earthquake swarm in the Hauraki Gulf, this risk requires further investigation and expert reporting. Rock close to fault lines is known to be highly fractured and of low quality due to movement within the fault itself.
21. The Proposal does not address the risk of flooding either from within the existing quarry, or from the adjacent Wairoa River. Sediment build-up in the Wairoa River and forestry slash are creating more destructive flooding events than ever before. The existing quarry has limited flood protection. Any expansion of the existing quarry will alter water courses and could cause new areas to flood and or worsen existing flooding. Should there be a major slip within the quarry or surrounding areas, this has the potential to block the Wairoa River (in full or part), causing devastation with silt and rock material being transported down the river via flood waters and into the Clevedon flood-plain and beyond into the Hauraki Gulf.
22. The Proposal assumes that aggregate from the quarry is transported solely via trucks using the local roading network. As stated in the Proposal, quarry developments need to take a long-term view (50 to 100 years) with respect to

investment and viability. The Proposal does not consider alternative methods of transportation including rail as is done internationally. If Clevedon quarry is of such regional significance and is envisaged to be in operation for at least 100 years or more, investment in purpose built aggregate haulage infrastructure must be considered if this PPC is to be considered. A connected-up strategy between quarry operators, Auckland Council, and Auckland Transport is required to ensure appropriate investment is provided for all supporting infrastructure as part of any long term city planning. Considering such a PPC without any plans for supporting infrastructure would further increase the level of adverse effects.

23. Clevedon quarry is at the end of a long metal road in Southeast Auckland. It is not easily accessible as trucks must travel some 22km on rural roads in each direction to access the Auckland motorway system. The roading network serving the Brookby Quarry is a prime example of poor infrastructure planning serving a large quarry. On Tourist Road there is a one-way bridge, and a section of McNicol road is only a single lane. Tourist Road also includes several high-risk intersections which do not support HPMV quarry trucks. Tourist and McNicol Road regularly flood. These matters need to be addressed as part of any PPC as the Resource Consent process assumes the existing supporting infrastructure is already in place for such land use and future developments. The Proposal ignores these offsite effects and instead seeks to defer to a future Resource Consent process that will not be able to consider these adverse effects.
24. The lack of any local positive effects in support of this Proposal is concerning. The positive effects outlined in the Proposal are self-serving in nature. The Proposal does not propose any positive effects for the Clevedon community who will be the most affected.
25. The existing SPQZ at Clevedon Quarry was introduced during the establishment of the Auckland Unitary Plan ("AUP"). This overlay sought to protect existing use rights and was a late addition to the AUP. Although these matters were heard as part of the broader AUP hearing process, the Clevedon community was not fully engaged in this process and did not know such provisions were being implemented. The 2017 RC process sought to give effect to these new rules within the existing SPQZ as part of a planned expansion of the Clevedon quarry. However, the SPQZ was never intended to be used as an instrument to assess the effects of establishing a new SPQZ adjacent to an existing quarry. The Proposal seeks to use the existing SPQZ as precedence for future expansion. In our opinion, this is not how the existing SPQZ rules were intended to be used. The proposed quarry expansion is akin



to establishing a new quarry, the fact it is located adjacent to an existing quarry is irrelevant in terms of any assessment of effect.

26. The Proposal has failed to demonstrate the presence of significant rock resource material. There have been no subsurface geotechnical investigations to ascertain the type, quality and volume of rock present, or the extent of overburden that will need to be removed. The Preliminary Rock Resource Assessment notes that the type and quality of rock is likely to be similar to the existing quarry. Aggregate quality at the existing quarry is considered low and only useful for road chip seal and some hard fill applications. The existing rock is not suitable for use in concrete production. It is concerning that a PPC is being sought to quarry land where a detailed geotechnical assessment, including subsurface investigation, has not been undertaken. It is therefore difficult to correlate any perceived positive effects and balance these against the significant adverse effects outlined in this submission.
27. In CPS's opinion, the level of reporting and supporting evidence provided as part of the PPC is low, full of conjecture, and is based on opinion rather than evidence. Further supporting evidence and expert advice is required in the following areas:
 - a. Rock resource assessment
 - b. Economic impact
 - c. Ecology
 - d. Heritage and Cultural
 - e. Visual and Landscape
 - f. Social impact
 - g. Traffic
28. In addition to the above, CPS may present additional evidence as part of any hearing process including but not limited to the following:
 - a. Legal considerations
 - b. Planning evidence
 - c. Traffic Impact evidence
 - d. Heritage and Cultural evidence



- e. Noise evidence
- f. Social evidence
- g. Economic evidence
- h. Visual and Landscape evidence
- i. Ecology evidence

Ends

Clevedon Protection Society

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Dean Turner
Date: Thursday, 23 February 2023 8:30:38 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Dean Turner

Organisation name:

Agent's full name: Dean Turner

Email address: deanturnerpm@gmail.com

Contact phone number:

Postal address:
deanturnerpm@gmail.com
Auckland
Auckland 2582

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:

Property address: 73 Taitaia Lane, Clevedon

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

It's adversely affects the the natural environment and landscape. Also, the amount of heavy vehicles on the roads are extremely dangerous.

I or we seek the following decision by council: Decline the plan change | 51.1

Submission date: 23 February 2023

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Jamel Cindy Schultz
Date: Thursday, 23 February 2023 9:15:38 pm
Attachments: [Clevedon Protection Society Submission PPC 89 Clevedon Quarry 24-02-23_20230223210939.998.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jamel Cindy Schultz

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Clevedon
Auckland 2582

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:
Clevedon Quarry

Property address: 646 McNicol Road

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
I am a clevedon resident. I fully support the Clevedon Protection Society submission - refer attached.

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested | 52.1

Details of amendments: As per the Clevedon Protection Society submission - refer attached.

Submission date: 23 February 2023

Supporting documents
[Clevedon Protection Society Submission PPC 89 Clevedon Quarry 24-02-23_20230223210939.998.pdf](#)

Attend a hearing

Do you wish to be heard in support of your submission? No

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24 February 2023

**Submission - Private Plan Change 89 - Clevedon Quarry
Clevedon Protection Society 2017 Incorporated**

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10. Previous reports by Boffa Miskell submitted by SAL as part of the 2017 Resource Consent process determined that the quarry site had a high

ecological value. Reports submitted within the PPC suggest the site has a low ecological value. The evidence contained within the PPC is largely based on opinion rather than hard evidence or site investigation. Further investigation and expert-based evidence is required.

11. Native Long-Tailed Bats have recently been discovered along the Wairoa River adjacent to the existing Quarry. The Department of Conservation lists long-tailed bat populations as "critical" and in danger of extinction. Very little is currently known about the bat population or their nesting locations in Clevedon. CPS is concerned that any proposed changes to the existing quarry or local environment could have a detrimental impact on this vulnerable bat population. Further investigation and reporting are required.
12. The Proposal fails to identify the Social Effects of the PPC citing no increase in SPQZ. The effective area of proposed quarrying activity is doubling, therefore the social impact of this should be assessed and either avoided or mitigated. The most recent quarry expansion has resulted in the Te Araroa walking trail to be relocated from Clevedon to Mangatawhiri via Hunua, and McNicol Road to high-traffic areas to Mangatawhiri via Takanini and Papakura. This now means that trail walkers bypass Clevedon and a significant rural and scenic section of the trail.
13. The Proposal makes only cursory comments with regards to the Cultural Effects of the PPC. The Proposal does not include a detailed Cultural Assessment that is informed by the local Iwi, Ngai Tai Ki Tāmaki Tribal Trust. Otau Mountain, which lies to the north of the existing Quarry, and the adjacent Wairoa River, are of cultural and ancestral significance that requires further understanding and input from local Iwi as to their meaning and protection. Ngai Tai Ki Tāmaki Tribal Trust are the kaitiaki (guardians) of the river and must be consulted as part of this process.
14. Expanding the SPQZ to the south will have a significantly greater adverse Visual effect given the existing SPQZ area to the north was never likely to be quarried. The visual effect is effectively doubling. This effect will be felt most by residents on McNicol and Tourist Roads, and from the growing population and visitors to Clevedon Village. The Proposal fails to address this additional adverse effect. The proposed SPQZ expansion area is currently planted in pine and being harvested. The adverse effects if this area was to be quarried are clear. When replanted in pine, this area will return to a natural landscape within 3-5 years. If this area is quarried, it will have adverse effects on the natural landscape forever. The retention of the Northern ridgelines remains an important buffer to residents on McNicol Road.



15. Existing quarry operations have resulted in significant damage to the Southern Stream. The applicant has previously received an Abatement Notice for this damage and repairs are still ongoing some four years later. Existing streams and areas of ecological significance are extremely sensitive to quarry operations. Quarry activities by their very nature change water courses and drainage from upstream catchments. Damage to the existing Southern stream is just one example of the adverse effect of quarry operations adjacent to sensitive waterways and ecological areas. Recent damage is outlined in the Proposal and with Climate Change severe weather is only likely to increase.
16. The Proposal fails to assess the impact of Climate Change and the need for emission reductions. The Proposal does not explore how the aggregate or construction industry will change in response to Climate Change and the need for quarries in the future. It is naive to think that quarries as we know them today will operate the same in 20, 50 or 100 years.
17. Whilst sediment control measures can be implemented within the quarry in line with regulations, the Hunua Ranges and Wairoa River continuously face the risk of significant flooding. These control measures are no match for such floods where we are now regularly seeing levels exceeding 1:100-year events. Cyclone Gabrielle recently caused the Wairoa River to exceed all previous flood levels. Sediment in the river is at an all-time high. The Proposal fails to acknowledge this risk of further erosion and sediment flowing into the Wairoa River because of severe weather events. The Wairoa River has experienced three flooding events in excess of a 1:100-year event over the past decade. Water in the existing pit is known to overflow into the Wairoa River during heavy rain and flooding events. The effects of Climate Change and flooding on the Wairoa River have been ignored in the Proposal. The Wairoa River is the second largest in Auckland and must be protected and restored as an effective waterway for recreation, including kayaking, boating, food gathering, walking, picnicing, and hopefully swimming one day. The Wairoa River is also the only managed Trout fishing river in the Auckland Region, with recreational angling enjoyed by many. The increasing sedimentation of the river and declining water quality is marginalising this activity and other recreational opportunities.
18. Clevedon is undergoing significant development and change as it welcomes new residents and families into its community. Significant residential development is occurring within the Village and to the South towards Clevedon Quarry. This development is a mixture of countryside living and residential development. A new retirement village is also being built. The scale of development and investment in Clevedon as a destination to live and play

is significant. The proposed expansion of the Clevedon Quarry, plus any future planned development, is in stark contrast to the community and recreational destination that Clevedon has, and is, becoming. Quarry trucks don't mix well with children, families, and communities. Residential developments and rural lifestyle properties don't mix well with industrial scale quarry operations. Clevedon is a destination known region wide for its Farmers market, cycling, walking trails, polo, equestrian and other outdoor recreational activities. Clevedon is a popular location for all Aucklanders to visit and is one of the key gateways to the Pohutukawa Coast and Hunua Ranges.

19. Land stability and the method by which the existing quarry has been developed has been of concern to CPS and the community for many years. The existing quarry has seen several slips occur in recent years. One notable slip caused significant damage to the Southern stream. Should a significant slip occur within the current or proposed SPQZ, this would pose a significant risk to adjacent properties, Wairoa River, and wider Clevedon area out to the coast. The underlying geology of weathered rock and overburden on steep slopes poses a significant risk when combined with severe weather events like Cyclone Gabrielle. There is evidence further down Otau Mountain of landslides in recent years.
20. The Clevedon quarry is located directly on top of an active earthquake fault line. This fault is understood to have last moved in 1894. Evidence within the PPC fails to properly assess this risk. With recent earthquakes on the adjacent Kerepehi fault at Te Aroha (to the south) and the ongoing earthquake swarm in the Hauraki Gulf, this risk requires further investigation and expert reporting. Rock close to fault lines is known to be highly fractured and of low quality due to movement within the fault itself.
21. The Proposal does not address the risk of flooding either from within the existing quarry, or from the adjacent Wairoa River. Sediment build-up in the Wairoa River and forestry slash are creating more destructive flooding events than ever before. The existing quarry has limited flood protection. Any expansion of the existing quarry will alter water courses and could cause new areas to flood and or worsen existing flooding. Should there be a major slip within the quarry or surrounding areas, this has the potential to block the Wairoa River (in full or part), causing devastation with silt and rock material being transported down the river via flood waters and into the Clevedon flood-plain and beyond into the Hauraki Gulf.
22. The Proposal assumes that aggregate from the quarry is transported solely via trucks using the local roading network. As stated in the Proposal, quarry developments need to take a long-term view (50 to 100 years) with respect to

investment and viability. The Proposal does not consider alternative methods of transportation including rail as is done internationally. If Clevedon quarry is of such regional significance and is envisaged to be in operation for at least 100 years or more, investment in purpose built aggregate haulage infrastructure must be considered if this PPC is to be considered. A connected-up strategy between quarry operators, Auckland Council, and Auckland Transport is required to ensure appropriate investment is provided for all supporting infrastructure as part of any long term city planning. Considering such a PPC without any plans for supporting infrastructure would further increase the level of adverse effects.

23. Clevedon quarry is at the end of a long metal road in Southeast Auckland. It is not easily accessible as trucks must travel some 22km on rural roads in each direction to access the Auckland motorway system. The roading network serving the Brookby Quarry is a prime example of poor infrastructure planning serving a large quarry. On Tourist Road there is a one-way bridge, and a section of McNicol road is only a single lane. Tourist Road also includes several high-risk intersections which do not support HPMV quarry trucks. Tourist and McNicol Road regularly flood. These matters need to be addressed as part of any PPC as the Resource Consent process assumes the existing supporting infrastructure is already in place for such land use and future developments. The Proposal ignores these offsite effects and instead seeks to defer to a future Resource Consent process that will not be able to consider these adverse effects.
24. The lack of any local positive effects in support of this Proposal is concerning. The positive effects outlined in the Proposal are self-serving in nature. The Proposal does not propose any positive effects for the Clevedon community who will be the most affected.
25. The existing SPQZ at Clevedon Quarry was introduced during the establishment of the Auckland Unitary Plan ("AUP"). This overlay sought to protect existing use rights and was a late addition to the AUP. Although these matters were heard as part of the broader AUP hearing process, the Clevedon community was not fully engaged in this process and did not know such provisions were being implemented. The 2017 RC process sought to give effect to these new rules within the existing SPQZ as part of a planned expansion of the Clevedon quarry. However, the SPQZ was never intended to be used as an instrument to assess the effects of establishing a new SPQZ adjacent to an existing quarry. The Proposal seeks to use the existing SPQZ as precedence for future expansion. In our opinion, this is not how the existing SPQZ rules were intended to be used. The proposed quarry expansion is akin



to establishing a new quarry, the fact it is located adjacent to an existing quarry is irrelevant in terms of any assessment of effect.

26. The Proposal has failed to demonstrate the presence of significant rock resource material. There have been no subsurface geotechnical investigations to ascertain the type, quality and volume of rock present, or the extent of overburden that will need to be removed. The Preliminary Rock Resource Assessment notes that the type and quality of rock is likely to be similar to the existing quarry. Aggregate quality at the existing quarry is considered low and only useful for road chip seal and some hard fill applications. The existing rock is not suitable for use in concrete production. It is concerning that a PPC is being sought to quarry land where a detailed geotechnical assessment, including subsurface investigation, has not been undertaken. It is therefore difficult to correlate any perceived positive effects and balance these against the significant adverse effects outlined in this submission.
27. In CPS's opinion, the level of reporting and supporting evidence provided as part of the PPC is low, full of conjecture, and is based on opinion rather than evidence. Further supporting evidence and expert advice is required in the following areas:
 - a. Rock resource assessment
 - b. Economic impact
 - c. Ecology
 - d. Heritage and Cultural
 - e. Visual and Landscape
 - f. Social impact
 - g. Traffic
28. In addition to the above, CPS may present additional evidence as part of any hearing process including but not limited to the following:
 - a. Legal considerations
 - b. Planning evidence
 - c. Traffic Impact evidence
 - d. Heritage and Cultural evidence



- e. Noise evidence
- f. Social evidence
- g. Economic evidence
- h. Visual and Landscape evidence
- i. Ecology evidence

Ends

Clevedon Protection Society

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Warwick Troup
Date: Thursday, 23 February 2023 9:30:34 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Warwick Troup
Organisation name:
Agent's full name:
Email address: warwickjtroup@gmail.com
Contact phone number:
Postal address:
521 Clevedon Kawakawa Rd
Clevedon
Auckland 2585

Submission details

This is a submission to:

Plan change number: Plan Change 89
Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:
There should be no more quarries until the roads can handle them

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:
There are far too many trucks ruining the roads already around Clevedon.
The roads need to be fully upgraded to handle the extra trucks and the weight of them

I or we seek the following decision by council: Decline the plan change | 53.1

Submission date: 23 February 2023

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Krystle Troup
Date: Thursday, 23 February 2023 9:45:35 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Krystle Troup

Organisation name:

Agent's full name:

Email address: krystle.a.troup@gmail.com

Contact phone number:

Postal address:
521 Clevedon-Kawakawa Road
Clevedon
Auckland 2585

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:
Proposed new quarry in Clevedon

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:
The state of the roads around Clevedon are a hazard already and adding more trucks will make it worse. Clevedon also has a growing community of young families and increasing the truck traffic makes it increasingly unsafe for the children of the community

I or we seek the following decision by council: Decline the plan change | 54.1

Submission date: 23 February 2023

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
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No

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Karyn mitchell
Date: Thursday, 23 February 2023 9:45:38 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Karyn mitchell

Organisation name:

Agent's full name:

Email address: karynmark@xtra.co.nz

Contact phone number:

Postal address:

P.O. Box 70

Clevedon

Auckland 2248

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:

Otau mountain rd Clevedon

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Otau mountain road is not suitable due to narrow roads with too
Much vehicle traffic. Road is dangerous and damaged

I or we seek the following decision by council: Decline the plan change | 55.1

Submission date: 23 February 2023

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Diane Frances Myers
Date: Thursday, 23 February 2023 9:45:41 pm
Attachments: [Clevedon Protection Society Submission PPC 89 Clevedon Quarry 24-02-23 20230223212753.733.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Diane Frances Myers

Organisation name:

Agent's full name: Diane Myers

Email address: diy.myers@gmail.com

Contact phone number:

Postal address:

P O Box 154
Clevedon
Auckland 2248

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:

Property address: 546 & 646 McNicol Road, and 439 Otau Mountain Road

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

If this Private Plan Change goes ahead, it will have a major negative future effect on the rural community of Clevedon, an important recreational area for the greater Auckland area. This rezoning would effectively double the land area that can be used for quarry activities as well as setting a precedent that could enable further expansion of the quarry in the future. Stevenson's also own approximately 400ha of land to the south of the existing Clevedon Quarry which is currently planted in pine. Over time, Stevenson's could seek to rezone more land to the south to create a mega quarry.

I oppose the proposed loss of land currently zoned rural productive land. I am concerned at the impact on local wildlife, including the native bats (Pekapeka) that have been recorded in this location.

Stevensons have not yet met conditions of their earlier consents requiring improvements to the local

roads in the Clevedon area. While this currently restricts the number of truck activity, Any increased truck numbers that will further congest and damage local roads should not be consented. The current condition of the roads and the lack of repairs is unacceptable.

The Wairoa River has for many years demonstrated flooding vulnerability. The quarrying activity is causing damage to the Southern stream and tributary. More sediment and debris flowing into the Wairoa River damaging our already vulnerable rivers and waterways.

I have attached a copy of the submission of the Clevedon Protection society, of which I am a member. I support all their concerns raised in this document.

It is wrong that this PPC application has been filed with a short notice period, which clearly aims to negate the communities ability to put time into presenting their case in opposition to the PPC. Stevenson's report application is dated in September 2021, however their application being dated January with only a one month submission period is not acceptable.

I or we seek the following decision by council: Decline the plan change

56.1

Submission date: 23 February 2023

Supporting documents

Clevedon Protection Society_Submission_PPC 89 Clevedon Quarry_24-02-23_20230223212753.733.pdf

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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24 February 2023

**Submission - Private Plan Change 89 - Clevedon Quarry
Clevedon Protection Society 2017 Incorporated**

These submissions are made on behalf of the Clevedon Protection Society 2017 Incorporated ("CPS") in respect of its submission opposing the application by Stevenson Aggregate Limited (SAL) to rezone land at the Clevedon Quarry ("the Proposal") via a Private Plan Change ("PPC").

CPS was formed in 2017 by a group of concerned residents to oppose the expansion of Clevedon Quarry. CPS reached a mediated settlement with SAL (formerly Fulton Hogan) in the Environment Court. CPS is a member of the Clevedon Liaison Group ("CLG") which was established to oversee the ongoing management and operation at Clevedon Quarry.

CPS strongly opposes the Proposal and seeks that it be declined. If the Hearing Commissioners are minded to approve the PPC, changes are sought to better avoid, remedy, and mitigate significant adverse effects of the Proposal.

Due to recent significant weather events including Cyclone Gabrielle, CPS has had limited time to seek expert advice and engage with its members to prepare this submission. The issues identified below outline our key concerns and additional evidence may be provided prior to any Hearing.

CPS's Concerns

1. The Proposal seeks to swap the extent of the Clevedon Quarry's ("the Quarry") Special Purpose Quarry Zone ("SPQZ") located in the northern half of 546 McNicol Road with a relocated SPQZ at 646 McNicol Road to the south of the existing Quarry. The land to the north which is proposed to be swapped includes an Outstanding Natural Feature overlay ("ONF"), Natural Stream Management Area ("NSMA") and Significant Ecological Areas ("SEA") overlay. No existing or consented quarry development is located within these overlays. There is precedent (Brookby Quarry) that suggests the SEA and NSMA overlays could be removed to allow quarrying activities to be undertaken on this land without the need for rezoning. However, this land is understood to have poor rock resource and therefore is not viable for quarry activities. The suggestion that this is merely a land "swap" is therefore false. Because the land to the north is not viable to quarry, the Proposal seeks to effectively expand the quarry to the south where its claimed rock resources are more favourable. This is not a "like for like" land swap. Rather, it is a major

quarry expansion. The effects of the rezoning/relocation of the SPQZ are significant given the SPQZ area that could be quarried under the Proposal is effectively doubling in size.

2. SAL owns approximately 400ha to the south of the existing quarry. CPS is concerned that should the Proposal be approved, it will create a precedence for future expansion to the south. Such an expansion could create a "mega quarry" well beyond the current Proposal. The necessity for medium- and long-term quarry development planning is highlighted in the Proposal. The Proposal suggests that Rural Productive land to the south could be rezoned and quarried in the future but provides no detail as to the extent of future development beyond the current Proposal. The Proposal should outline SAL intentions to further develop the Clevedon Quarry including timeframe and scale given the likely precedence this PPC could set.
3. The proposal will result in a net loss of some 31 hectares of Rural Productive land. Clevedon is a mixture of countryside living, residential, and rural productive land. Clevedon is still largely a farming community on the fringe of metropolitan Auckland. It is therefore vitally important that every acre of rural productive land is protected for future generations. It is the fabric of our community and an important natural resource that provides economic benefit to our community.
4. It is unusual for a Private Plan Change application to be submitted without an accompanying Resource Consent application so that the proposed land use, operations, and significant adverse effects can be properly understood and either avoided or mitigated. Such adverse effects that would otherwise be considered as part of a Resource Consent would include truck movements, aggregate extraction volume, noise, dust, operating hours, visual and landscape effects, social impact, heritage and culture. Whilst SAL has previously advised that they do not plan to amend their existing consent, to give effect to the proposed PPC, either a new or amended RC would be required. We therefore believe such a consent should be considered as part of the proposed PPC.
5. The existing Resource Consent requires certain upgrades to the existing roading network before truck volume restrictions can be removed. To date, SAL has been unable to obtain approval from Auckland Transport (AT) to complete these improvements. Furthermore, funding for these improvements and the ongoing maintenance has not been agreed to between SAL and AT. Other improvements such as the new bridal trail to address resident safety have not materialised despite the existing consent being in effect since 2018. CPS is concerned that no agreement will be reached between AT and SAL

for the required upgrades. Any proposed expansion of the quarry as proposed in the PPC will likely require an increase in truck numbers (as allowed under the existing consent) requiring associated roading and safety improvements. This issue must be resolved before any proposed rezoning occurs as the long-term effects are likely to be greater than what is covered under the existing RC.

6. The existing roading network (McNicol and Tourist Road) was never constructed to carry HPMV quarry trucks. An example of the improvements required to the local roading network is evident at Brookby Quarry. These roads were never constructed either for the weight and volume of HPMV quarry trucks using that section of road. Auckland Transport is constantly repairing Brookby Road for this very reason, and this cost is not borne by the quarry operator. The same issues are present at Clevedon Quarry and the Proposal fails to address this issue. Formal agreement is required between SAL and AT.
7. The recent severe weather events have significantly eroded and undermined the end of McNicol Road leading to the quarry. This poses a significant safety risk and environmental hazard should the remaining road fail and slip into the Wairoa River. There is barely enough room for one truck to safely use this section of road. Proposed roading upgrades have not materialized as there is insufficient public land available to widen and complete necessary road safety upgrades along McNicol Road.
8. The Proposal fails to provide an accurate stock take of Auckland's current and forecasted aggregate supply. Local quarries including Brookby and Drury have plentiful supplies of high-quality aggregate to meet the medium and long term demands of Auckland. SAL owns and operates the Drury quarry which was acquired in 2018. This quarry more than replaces their quarry at Whitford and with many large infrastructure projects in Auckland being stopped, there is no evidence within the PPC that justifies the proposed expansion. Further investigation and evidence are required to support the PPC.
9. The existing Clevedon quarry is known to only have low grade aggregate. The Proposal fails to address the environmental impact of expanding the existing quarry and how this is offset against the local and regional economic benefits. Much of the commentary in the Proposal is subjective and lacks any economic or market-based evidence.
10. Previous reports by Boffa Miskell submitted by SAL as part of the 2017 Resource Consent process determined that the quarry site had a high



ecological value. Reports submitted within the PPC suggest the site has a low ecological value. The evidence contained within the PPC is largely based on opinion rather than hard evidence or site investigation. Further investigation and expert-based evidence is required.

11. Native Long-Tailed Bats have recently been discovered along the Wairoa River adjacent to the existing Quarry. The Department of Conservation lists long-tailed bat populations as "critical" and in danger of extinction. Very little is currently known about the bat population or their nesting locations in Clevedon. CPS is concerned that any proposed changes to the existing quarry or local environment could have a detrimental impact on this vulnerable bat population. Further investigation and reporting are required.
12. The Proposal fails to identify the Social Effects of the PPC citing no increase in SPQZ. The effective area of proposed quarrying activity is doubling, therefore the social impact of this should be assessed and either avoided or mitigated. The most recent quarry expansion has resulted in the Te Araroa walking trail to be relocated from Clevedon to Mangatawhiri via Hunua, and McNicol Road to high-traffic areas to Mangatawhiri via Takanini and Papakura. This now means that trail walkers bypass Clevedon and a significant rural and scenic section of the trail.
13. The Proposal makes only cursory comments with regards to the Cultural Effects of the PPC. The Proposal does not include a detailed Cultural Assessment that is informed by the local Iwi, Ngai Tai Ki Tāmaki Tribal Trust. Otau Mountain, which lies to the north of the existing Quarry, and the adjacent Wairoa River, are of cultural and ancestral significance that requires further understanding and input from local Iwi as to their meaning and protection. Ngai Tai Ki Tāmaki Tribal Trust are the kaitiaki (guardians) of the river and must be consulted as part of this process.
14. Expanding the SPQZ to the south will have a significantly greater adverse Visual effect given the existing SPQZ area to the north was never likely to be quarried. The visual effect is effectively doubling. This effect will be felt most by residents on McNicol and Tourist Roads, and from the growing population and visitors to Clevedon Village. The Proposal fails to address this additional adverse effect. The proposed SPQZ expansion area is currently planted in pine and being harvested. The adverse effects if this area was to be quarried are clear. When replanted in pine, this area will return to a natural landscape within 3-5 years. If this area is quarried, it will have adverse effects on the natural landscape forever. The retention of the Northern ridgelines remains an important buffer to residents on McNicol Road.



15. Existing quarry operations have resulted in significant damage to the Southern Stream. The applicant has previously received an Abatement Notice for this damage and repairs are still ongoing some four years later. Existing streams and areas of ecological significance are extremely sensitive to quarry operations. Quarry activities by their very nature change water courses and drainage from upstream catchments. Damage to the existing Southern stream is just one example of the adverse effect of quarry operations adjacent to sensitive waterways and ecological areas. Recent damage is outlined in the Proposal and with Climate Change severe weather is only likely to increase.
16. The Proposal fails to assess the impact of Climate Change and the need for emission reductions. The Proposal does not explore how the aggregate or construction industry will change in response to Climate Change and the need for quarries in the future. It is naive to think that quarries as we know them today will operate the same in 20, 50 or 100 years.
17. Whilst sediment control measures can be implemented within the quarry in line with regulations, the Hunua Ranges and Wairoa River continuously face the risk of significant flooding. These control measures are no match for such floods where we are now regularly seeing levels exceeding 1:100-year events. Cyclone Gabrielle recently caused the Wairoa River to exceed all previous flood levels. Sediment in the river is at an all-time high. The Proposal fails to acknowledge this risk of further erosion and sediment flowing into the Wairoa River because of severe weather events. The Wairoa River has experienced three flooding events in excess of a 1:100-year event over the past decade. Water in the existing pit is known to overflow into the Wairoa River during heavy rain and flooding events. The effects of Climate Change and flooding on the Wairoa River have been ignored in the Proposal. The Wairoa River is the second largest in Auckland and must be protected and restored as an effective waterway for recreation, including kayaking, boating, food gathering, walking, picnicing, and hopefully swimming one day. The Wairoa River is also the only managed Trout fishing river in the Auckland Region, with recreational angling enjoyed by many. The increasing sedimentation of the river and declining water quality is marginalising this activity and other recreational opportunities.
18. Clevedon is undergoing significant development and change as it welcomes new residents and families into its community. Significant residential development is occurring within the Village and to the South towards Clevedon Quarry. This development is a mixture of countryside living and residential development. A new retirement village is also being built. The scale of development and investment in Clevedon as a destination to live and play

is significant. The proposed expansion of the Clevedon Quarry, plus any future planned development, is in stark contrast to the community and recreational destination that Clevedon has, and is, becoming. Quarry trucks don't mix well with children, families, and communities. Residential developments and rural lifestyle properties don't mix well with industrial scale quarry operations. Clevedon is a destination known region wide for its Farmers market, cycling, walking trails, polo, equestrian and other outdoor recreational activities. Clevedon is a popular location for all Aucklanders to visit and is one of the key gateways to the Pohutukawa Coast and Hunua Ranges.

19. Land stability and the method by which the existing quarry has been developed has been of concern to CPS and the community for many years. The existing quarry has seen several slips occur in recent years. One notable slip caused significant damage to the Southern stream. Should a significant slip occur within the current or proposed SPQZ, this would pose a significant risk to adjacent properties, Wairoa River, and wider Clevedon area out to the coast. The underlying geology of weathered rock and overburden on steep slopes poses a significant risk when combined with severe weather events like Cyclone Gabrielle. There is evidence further down Otau Mountain of landslides in recent years.
20. The Clevedon quarry is located directly on top of an active earthquake fault line. This fault is understood to have last moved in 1894. Evidence within the PPC fails to properly assess this risk. With recent earthquakes on the adjacent Kerepehi fault at Te Aroha (to the south) and the ongoing earthquake swarm in the Hauraki Gulf, this risk requires further investigation and expert reporting. Rock close to fault lines is known to be highly fractured and of low quality due to movement within the fault itself.
21. The Proposal does not address the risk of flooding either from within the existing quarry, or from the adjacent Wairoa River. Sediment build-up in the Wairoa River and forestry slash are creating more destructive flooding events than ever before. The existing quarry has limited flood protection. Any expansion of the existing quarry will alter water courses and could cause new areas to flood and or worsen existing flooding. Should there be a major slip within the quarry or surrounding areas, this has the potential to block the Wairoa River (in full or part), causing devastation with silt and rock material being transported down the river via flood waters and into the Clevedon flood-plain and beyond into the Hauraki Gulf.
22. The Proposal assumes that aggregate from the quarry is transported solely via trucks using the local roading network. As stated in the Proposal, quarry developments need to take a long-term view (50 to 100 years) with respect to

investment and viability. The Proposal does not consider alternative methods of transportation including rail as is done internationally. If Clevedon quarry is of such regional significance and is envisaged to be in operation for at least 100 years or more, investment in purpose built aggregate haulage infrastructure must be considered if this PPC is to be considered. A connected-up strategy between quarry operators, Auckland Council, and Auckland Transport is required to ensure appropriate investment is provided for all supporting infrastructure as part of any long term city planning. Considering such a PPC without any plans for supporting infrastructure would further increase the level of adverse effects.

23. Clevedon quarry is at the end of a long metal road in Southeast Auckland. It is not easily accessible as trucks must travel some 22km on rural roads in each direction to access the Auckland motorway system. The roading network serving the Brookby Quarry is a prime example of poor infrastructure planning serving a large quarry. On Tourist Road there is a one-way bridge, and a section of McNicol road is only a single lane. Tourist Road also includes several high-risk intersections which do not support HPMV quarry trucks. Tourist and McNicol Road regularly flood. These matters need to be addressed as part of any PPC as the Resource Consent process assumes the existing supporting infrastructure is already in place for such land use and future developments. The Proposal ignores these offsite effects and instead seeks to defer to a future Resource Consent process that will not be able to consider these adverse effects.
24. The lack of any local positive effects in support of this Proposal is concerning. The positive effects outlined in the Proposal are self-serving in nature. The Proposal does not propose any positive effects for the Clevedon community who will be the most affected.
25. The existing SPQZ at Clevedon Quarry was introduced during the establishment of the Auckland Unitary Plan ("AUP"). This overlay sought to protect existing use rights and was a late addition to the AUP. Although these matters were heard as part of the broader AUP hearing process, the Clevedon community was not fully engaged in this process and did not know such provisions were being implemented. The 2017 RC process sought to give effect to these new rules within the existing SPQZ as part of a planned expansion of the Clevedon quarry. However, the SPQZ was never intended to be used as an instrument to assess the effects of establishing a new SPQZ adjacent to an existing quarry. The Proposal seeks to use the existing SPQZ as precedence for future expansion. In our opinion, this is not how the existing SPQZ rules were intended to be used. The proposed quarry expansion is akin



to establishing a new quarry, the fact it is located adjacent to an existing quarry is irrelevant in terms of any assessment of effect.

26. The Proposal has failed to demonstrate the presence of significant rock resource material. There have been no subsurface geotechnical investigations to ascertain the type, quality and volume of rock present, or the extent of overburden that will need to be removed. The Preliminary Rock Resource Assessment notes that the type and quality of rock is likely to be similar to the existing quarry. Aggregate quality at the existing quarry is considered low and only useful for road chip seal and some hard fill applications. The existing rock is not suitable for use in concrete production. It is concerning that a PPC is being sought to quarry land where a detailed geotechnical assessment, including subsurface investigation, has not been undertaken. It is therefore difficult to correlate any perceived positive effects and balance these against the significant adverse effects outlined in this submission.
27. In CPS's opinion, the level of reporting and supporting evidence provided as part of the PPC is low, full of conjecture, and is based on opinion rather than evidence. Further supporting evidence and expert advice is required in the following areas:
 - a. Rock resource assessment
 - b. Economic impact
 - c. Ecology
 - d. Heritage and Cultural
 - e. Visual and Landscape
 - f. Social impact
 - g. Traffic
28. In addition to the above, CPS may present additional evidence as part of any hearing process including but not limited to the following:
 - a. Legal considerations
 - b. Planning evidence
 - c. Traffic Impact evidence
 - d. Heritage and Cultural evidence



- e. Noise evidence
- f. Social evidence
- g. Economic evidence
- h. Visual and Landscape evidence
- i. Ecology evidence

Ends

Clevedon Protection Society

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Hendrikus Johannes F Slebos
Date: Thursday, 23 February 2023 10:15:31 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Hendrikus Johannes F Slebos

Organisation name:

Agent's full name:

Email address:

Contact phone number:

Postal address:
PO Box 28
Clevedon
South Auckland 2248

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:
Do the upgrade to Mill Road

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:
Traffic on Hill Road leading to Motorway will get insanely busy.

I or we seek the following decision by council: Decline the plan change

| 57.1

Submission date: 23 February 2023

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Julie Parmenter
Date: Friday, 24 February 2023 9:00:19 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Julie Parmenter

Organisation name:

Agent's full name:

Email address: j.parmenter@barfoot.co.nz

Contact phone number:

Postal address:

2585

Clevedon

Auckland 2585

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:

McNicol quarry Zone

Property address: McNicol Rd

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Not suitable for the area or specific location

I or we seek the following decision by council: Decline the plan change | 58.1

Submission date: 24 February 2023

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Philip Andrew Wayne
Date: Friday, 24 February 2023 9:15:21 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Philip Andrew Wayne

Organisation name:

Agent's full name: Philip Wayne

Email address: pwayne@seriousprojects.co.nz

Contact phone number:

Postal address:

9 Hyde Road
Clevedon
Papakura 2582

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:

Property address: 9 Hyde Road

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

The land swap will lead to greater extraction activities. At times the trucks come down Hyde Road, so we are affected by the quarry. We have given up our walks and rides around the loop, as is no longer enjoyable to share the roads with trucks. I spoke to people who live on Tourist Road. They comment that their homes are all they have, and their asset is no longer sellable, or will only realize say half its original value due to the quarry traffic. I spoke to the deputy mayor and he acknowledged "an unpleasant conversation" with the party in question, but seems willing to sacrifice our way of life for the good of greater Auckland. This is understandable, but the operating terms permitted for the quarry are such that citizens living close to the quarry are unduly disadvantaged. The quarry operators seem to regard it as a game, and are sly in their approach. Auckland City does not seem to understand or acknowledge the goings on, and your personnel are the only people who dutifully support the quarry. If one reads the minutes of meetings with the quarry and the Council, the relationship between the quarry and Council agents have not been not at arm's length, and there has been no attempt to correct deviations. Council officials have discussed how they removed road signs on Otau Mountain Road to pave the way for logging trucks. This was

mentioned in my presence, with the person in question seemingly not mindful of the risk to residents. The Clevedon Protection Society submission is well motivated, please note my support of it.

I or we seek the following decision by council: Decline the plan change

59.1

Submission date: 24 February 2023

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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24 February 2023

File ref: AUP PPC 89

Planning Technician
Auckland Council
Private Bag 92300
Auckland 1142

unitaryplan@aucklandcouncil.govt.nz

Dear Sir/Madam

**SUBMISSION OF HERITAGE NEW ZEALAND POUHERE TAONGA TO PROPOSED PLAN CHANGE 89
(PRIVATE): CLEVEDON QUARRY**

To: Auckland Council

Name of submitter: Heritage New Zealand Pouhere Taonga

- This is a submission on the following proposed change to the Auckland Unitary Plan (Operative in Part) (the proposal):**
- Proposed Private Plan Change 89, from the Stevenson Aggregates Limited, to rezone land at 546 and 646 McNicol Road and 439 Otau Mountain Road, Clevedon. The rezoning seeks to change land from Special Purpose Quarry Zone (SPQZ) to Rural Production Zone (RPZ) and other land from RPZ to SPQZ in the Auckland Unitary Plan (Operative in Part) 2016.
- Heritage New Zealand could not gain an advantage in trade competition through this submission.**
- Heritage New Zealand Pouhere Taonga (HNZPT) is an autonomous Crown Entity with statutory responsibility under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) for the identification, protection, preservation, and conservation of New Zealand's historical and cultural heritage. Heritage New Zealand is New Zealand's lead agency for heritage protection.
- The specific provisions of the proposal that Heritage New Zealand's submission relates to are:**
- The lack of relevant archaeological assessment of the area to be rezoned.
- Heritage New Zealand's submission is:**
- HNZPT does not object to the purpose of PC89 to re-zone the zoning of 546 McNicol Road, 439 Otau Mountain Road and 646 McNicol Road.



9. HNZPT's submission relates to the inadequate assessment of historic heritage of the areas proposed to be rezoned for Special Purpose Quarry Zone (SPQZ).
10. Historic heritage is a matter of national importance under Section 6(f) of the Resource Management Act 1991 (the RMA). The definition of historic heritage under Part 2 of the RMA includes archaeology. Therefore, effects on archaeological sites must be taken into account when assessing Proposed Private Plan Change 89 – Clevedon Quarry.
11. The outcome of the rezoning, from Rural Production zone (RPZ) to Special Purpose – Quarry zone (SPQZ), will enable the quarrying of those areas.
12. HNZPT notes that in 2017 CFG Heritage undertook an archaeological assessment of 564 McNicol Road for the 2018 resource consent application (decision [2018] NZEnvC96). The archaeological assessment did not assess the adjoining areas - 439 Otau Mountain Road or 646 McNicol Road. Therefore, it is not appropriate to rely on that report to determine the presence of pre-1900 archaeology or heritage on the sites now proposed to be rezoned for quarrying purposes.
13. In section 2.12 Archaeology of the PC89 AEE it is stated that neither 439 Otau Mountain Road or 646 McNicol Road are identified in the AUP, Auckland Council's Cultural Heritage Inventory, Listed by HNZPT or a known archaeological site by the New Zealand Archaeological Association (NZAA). In determining that there are no effects, PC89 relies on the:
 - 2017 CFG Heritage archaeological assessment
 - steep topography of the site
 - use of accidental discovery protocols in AUP (Rules E11.6.1 and E12.6.1); and
 - a "precautionary measure" of applying for an Archaeological Authority from HNZPT.
14. Without an archaeological assessment of 439 Otau Mountain Road and 646 McNicol Road the effects of the rezoning of those areas have yet to be determined. In HNZPT's opinion and contrary to what is stated in Section 5. Assessment of Environmental Effects for PC89, presently it is unknown if there will be no effects on archaeology.
15. **The reasons for Heritage New Zealand's position are as follows:**
 - The re-zoning will enable the quarrying of land within the PC89 area which has the potential to damage or destroy unrecorded archaeology. Therefore, an archaeological site assessment by a qualified archaeologist should be conducted.
 - HNZPT does not concur that an Accidental Discovery Protocol (ADP) is sufficient or appropriate in this instance to address the identified potential for subsurface archaeology.
 - HNZPT notes, however, if, the archaeological assessment determines that there would be a low probability of archaeological potential, any such discoveries would be "accidental" or unexpected and reliance on the accidental discovery protocol rules would apply.
 - Heritage New Zealand Pouhere Taonga endorses the ongoing consultation with Ngai Tai Ki Tamaki on issues of cultural importance prior to any further development of the PC 89 area.



16. **Heritage New Zealand seeks the following decision from the local authority:**
17. Accept the proposed plan change PP89 (Private) with amendments as required to protect historic heritage and archaeology following the completion by a qualified archaeologist of an archaeological assessment of the area to be re-zoned to SPQZ on 439 Otau Mountain Road and 646 McNicol Road. | 60.1
18. **Heritage New Zealand wishes to be heard in support of our submission.**
19. **If others make a similar submission, I will consider presenting a joint case with them at a hearing.**

Yours sincerely

BHParslow

pp for Sherry Reynolds
Director Northern Region

Address for service: Alice Morris
amorris@heritage.org.nz
PO Box 105 291
Auckland City 1143

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Gordon Mackenzie Gibson
Date: Friday, 24 February 2023 11:01:01 am
Attachments: [CPS Submission against Private Plan change 89 - Clevedon Quarry.pdf](#)
[Photos of McNicol Road to Clevedon Quarry 123022023.pdf](#)
[Further Photos of McNicol Road to Clevedon Quarry 23022023.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Gordon Mackenzie Gibson

Organisation name: I am a member of the executive of Clevedon Protection Society (CPS) and this is a personal submission.

Agent's full name: Personal

Email address: hydelodgenz@gmail.com

Contact phone number: 09 2928468 021 922296

Postal address:
Hyde Lodge
149 Chesham Lane,
Clevedon
RD5 Papakura
Auckland 2585

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:
See The Submission from the Clevedon Protection Society 2017, attached.

Property address: 546 and 646 McNicol Road, Clevedon

Map or maps:

Other provisions:
I am totally opposed to this application for a plan change for the reasons detailed below.

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:
This Quarry was originally permitted by Manukau City Council to produce a small quantity of relatively low quality aggregate for use in farms and some road repairs in the Clevedon area. It was permitted on the condition that no aggregate was to be sold outside the Clevedon Parish. It is located in a very isolated area accessible only by a narrow road alongside the Wairoa River which cannot be widened and which floods when the river bursts its banks, approximately three times per annum. It is totally impractical to develop the quarry to become a giant source of aggregate for the

Auckland area due to the poor quality of the aggregate, its location, the road access to the quarry and the substantial disruption to the lifestyle of the Clevedon Community which is growing rapidly in the area to enable newcomers to the area to enjoy the rural and sporting activities that Clevedon has always offered. HPMV Quarry Trucks are currently destroying the roads around Clevedon and Brookby as the roads simply cannot withstand the enormous pressure that these vehicles place on them. The roads have deteriorated to the point of being quite dangerous in many respects and do not seem to be repairable by Auckland Transport so they continue to get even worse. As an example take Strawberry Corner on the Ardmore - Alfriston Road. AT simply cannot repair it and now traffic swerves onto the opposing lane to avoid the huge potholes. This is going to culminate in a dreadful accident occurring before long but no-one seems to care until it happens. Therefore any further pressure placed on the access roads between Clevedon Quarry and the arterial roads leading to the Southern Motorway must not be allowed. McNicol Road from Tourist Road to the quarry is already in a precarious state which cannot be mitigated due to the position of the road next to the river and yet Stevensons (Fulton Hogan) are totally oblivious to the situation and blindly push on regardless. I have attached photos taken today to support this submission. Opening a new larger quarry which produces such poor quality aggregate, in that location is frankly, without wishing to be emotive, totally illogical and potentially grossly uneconomic. It is commonly called 'Pouring Good Money after Bad'.

I or we seek the following decision by council: Decline the plan change

61.1

Submission date: 24 February 2023

Supporting documents

CPS Submission against Private Plan change 89 - Clevedon Quarry.pdf

Photos of McNicol Road to Clevedon Quarry 123022023.pdf

Further Photos of McNicol Road to Clevedon Quarry 23022023.pdf

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?

Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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24 February 2023

**Submission - Private Plan Change 89 - Clevedon Quarry
Clevedon Protection Society 2017 Incorporated**

These submissions are made on behalf of the Clevedon Protection Society 2017 Incorporated ("CPS") in respect of its submission opposing the application by Stevenson Aggregate Limited (SAL) to rezone land at the Clevedon Quarry ("the Proposal") via a Private Plan Change ("PPC").

CPS was formed in 2017 by a group of concerned residents to oppose the expansion of Clevedon Quarry. CPS reached a mediated settlement with SAL (formerly Fulton Hogan) in the Environment Court. CPS is a member of the Clevedon Liaison Group ("CLG") which was established to oversee the ongoing management and operation at Clevedon Quarry.

CPS strongly opposes the Proposal and seeks that it be declined. If the Hearing Commissioners are minded to approve the PPC, changes are sought to better avoid, remedy, and mitigate significant adverse effects of the Proposal.

Due to recent significant weather events including Cyclone Gabrielle, CPS has had limited time to seek expert advice and engage with its members to prepare this submission. The issues identified below outline our key concerns and additional evidence may be provided prior to any Hearing.

CPS's Concerns

1. The Proposal seeks to swap the extent of the Clevedon Quarry's ("the Quarry") Special Purpose Quarry Zone ("SPQZ") located in the northern half of 546 McNicol Road with a relocated SPQZ at 646 McNicol Road to the south of the existing Quarry. The land to the north which is proposed to be swapped includes an Outstanding Natural Feature overlay ("ONF"), Natural Stream Management Area ("NSMA") and Significant Ecological Areas ("SEA") overlay. No existing or consented quarry development is located within these overlays. There is precedent (Brookby Quarry) that suggests the SEA and NSMA overlays could be removed to allow quarrying activities to be undertaken on this land without the need for rezoning. However, this land is understood to have poor rock resource and therefore is not viable for quarry activities. The suggestion that this is merely a land "swap" is therefore false. Because the land to the north is not viable to quarry, the Proposal seeks to effectively expand the quarry to the south where its claimed rock resources are more favourable. This is not a "like for like" land swap. Rather, it is a major



quarry expansion. The effects of the rezoning/relocation of the SPQZ are significant given the SPQZ area that could be quarried under the Proposal is effectively doubling in size.

2. SAL owns approximately 400ha to the south of the existing quarry. CPS is concerned that should the Proposal be approved, it will create a precedence for future expansion to the south. Such an expansion could create a "mega quarry" well beyond the current Proposal. The necessity for medium- and long-term quarry development planning is highlighted in the Proposal. The Proposal suggests that Rural Productive land to the south could be rezoned and quarried in the future but provides no detail as to the extent of future development beyond the current Proposal. The Proposal should outline SAL intentions to further develop the Clevedon Quarry including timeframe and scale given the likely precedence this PPC could set.
3. The proposal will result in a net loss of some 31 hectares of Rural Productive land. Clevedon is a mixture of countryside living, residential, and rural productive land. Clevedon is still largely a farming community on the fringe of metropolitan Auckland. It is therefore vitally important that every acre of rural productive land is protected for future generations. It is the fabric of our community and an important natural resource that provides economic benefit to our community.
4. It is unusual for a Private Plan Change application to be submitted without an accompanying Resource Consent application so that the proposed land use, operations, and significant adverse effects can be properly understood and either avoided or mitigated. Such adverse effects that would otherwise be considered as part of a Resource Consent would include truck movements, aggregate extraction volume, noise, dust, operating hours, visual and landscape effects, social impact, heritage and culture. Whilst SAL has previously advised that they do not plan to amend their existing consent, to give effect to the proposed PPC, either a new or amended RC would be required. We therefore believe such a consent should be considered as part of the proposed PPC.
5. The existing Resource Consent requires certain upgrades to the existing roading network before truck volume restrictions can be removed. To date, SAL has been unable to obtain approval from Auckland Transport (AT) to complete these improvements. Furthermore, funding for these improvements and the ongoing maintenance has not been agreed to between SAL and AT. Other improvements such as the new bridal trail to address resident safety have not materialised despite the existing consent being in effect since 2018. CPS is concerned that no agreement will be reached between AT and SAL



for the required upgrades. Any proposed expansion of the quarry as proposed in the PPC will likely require an increase in truck numbers (as allowed under the existing consent) requiring associated roading and safety improvements. This issue must be resolved before any proposed rezoning occurs as the long-term effects are likely to be greater than what is covered under the existing RC.

6. The existing roading network (McNicol and Tourist Road) was never constructed to carry HPMV quarry trucks. An example of the improvements required to the local roading network is evident at Brookby Quarry. These roads were never constructed either for the weight and volume of HPMV quarry trucks using that section of road. Auckland Transport is constantly repairing Brookby Road for this very reason, and this cost is not borne by the quarry operator. The same issues are present at Clevedon Quarry and the Proposal fails to address this issue. Formal agreement is required between SAL and AT.
7. The recent severe weather events have significantly eroded and undermined the end of McNicol Road leading to the quarry. This poses a significant safety risk and environmental hazard should the remaining road fail and slip into the Wairoa River. There is barely enough room for one truck to safely use this section of road. Proposed roading upgrades have not materialized as there is insufficient public land available to widen and complete necessary road safety upgrades along McNicol Road.
8. The Proposal fails to provide an accurate stock take of Auckland's current and forecasted aggregate supply. Local quarries including Brookby and Drury have plentiful supplies of high-quality aggregate to meet the medium and long term demands of Auckland. SAL owns and operates the Drury quarry which was acquired in 2018. This quarry more than replaces their quarry at Whitford and with many large infrastructure projects in Auckland being stopped, there is no evidence within the PPC that justifies the proposed expansion. Further investigation and evidence are required to support the PPC.
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ecological value. Reports submitted within the PPC suggest the site has a low ecological value. The evidence contained within the PPC is largely based on opinion rather than hard evidence or site investigation. Further investigation and expert-based evidence is required.

11. Native Long-Tailed Bats have recently been discovered along the Wairoa River adjacent to the existing Quarry. The Department of Conservation lists long-tailed bat populations as "critical" and in danger of extinction. Very little is currently known about the bat population or their nesting locations in Clevedon. CPS is concerned that any proposed changes to the existing quarry or local environment could have a detrimental impact on this vulnerable bat population. Further investigation and reporting are required.
12. The Proposal fails to identify the Social Effects of the PPC citing no increase in SPQZ. The effective area of proposed quarrying activity is doubling, therefore the social impact of this should be assessed and either avoided or mitigated. The most recent quarry expansion has resulted in the Te Araroa walking trail to be relocated from Clevedon to Mangatawhiri via Hunua, and McNicol Road to high-traffic areas to Mangatawhiri via Takanini and Papakura. This now means that trail walkers bypass Clevedon and a significant rural and scenic section of the trail.
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19. Land stability and the method by which the existing quarry has been developed has been of concern to CPS and the community for many years. The existing quarry has seen several slips occur in recent years. One notable slip caused significant damage to the Southern stream. Should a significant slip occur within the current or proposed SPQZ, this would pose a significant risk to adjacent properties, Wairoa River, and wider Clevedon area out to the coast. The underlying geology of weathered rock and overburden on steep slopes poses a significant risk when combined with severe weather events like Cyclone Gabrielle. There is evidence further down Otau Mountain of landslides in recent years.
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23. Clevedon quarry is at the end of a long metal road in Southeast Auckland. It is not easily accessible as trucks must travel some 22km on rural roads in each direction to access the Auckland motorway system. The roading network serving the Brookby Quarry is a prime example of poor infrastructure planning serving a large quarry. On Tourist Road there is a one-way bridge, and a section of McNicol road is only a single lane. Tourist Road also includes several high-risk intersections which do not support HPMV quarry trucks. Tourist and McNicol Road regularly flood. These matters need to be addressed as part of any PPC as the Resource Consent process assumes the existing supporting infrastructure is already in place for such land use and future developments. The Proposal ignores these offsite effects and instead seeks to defer to a future Resource Consent process that will not be able to consider these adverse effects.
24. The lack of any local positive effects in support of this Proposal is concerning. The positive effects outlined in the Proposal are self-serving in nature. The Proposal does not propose any positive effects for the Clevedon community who will be the most affected.
25. The existing SPQZ at Clevedon Quarry was introduced during the establishment of the Auckland Unitary Plan ("AUP"). This overlay sought to protect existing use rights and was a late addition to the AUP. Although these matters were heard as part of the broader AUP hearing process, the Clevedon community was not fully engaged in this process and did not know such provisions were being implemented. The 2017 RC process sought to give effect to these new rules within the existing SPQZ as part of a planned expansion of the Clevedon quarry. However, the SPQZ was never intended to be used as an instrument to assess the effects of establishing a new SPQZ adjacent to an existing quarry. The Proposal seeks to use the existing SPQZ as precedence for future expansion. In our opinion, this is not how the existing SPQZ rules were intended to be used. The proposed quarry expansion is akin



to establishing a new quarry, the fact it is located adjacent to an existing quarry is irrelevant in terms of any assessment of effect.

26. The Proposal has failed to demonstrate the presence of significant rock resource material. There have been no subsurface geotechnical investigations to ascertain the type, quality and volume of rock present, or the extent of overburden that will need to be removed. The Preliminary Rock Resource Assessment notes that the type and quality of rock is likely to be similar to the existing quarry. Aggregate quality at the existing quarry is considered low and only useful for road chip seal and some hard fill applications. The existing rock is not suitable for use in concrete production. It is concerning that a PPC is being sought to quarry land where a detailed geotechnical assessment, including subsurface investigation, has not been undertaken. It is therefore difficult to correlate any perceived positive effects and balance these against the significant adverse effects outlined in this submission.
27. In CPS's opinion, the level of reporting and supporting evidence provided as part of the PPC is low, full of conjecture, and is based on opinion rather than evidence. Further supporting evidence and expert advice is required in the following areas:
 - a. Rock resource assessment
 - b. Economic impact
 - c. Ecology
 - d. Heritage and Cultural
 - e. Visual and Landscape
 - f. Social impact
 - g. Traffic
28. In addition to the above, CPS may present additional evidence as part of any hearing process including but not limited to the following:
 - a. Legal considerations
 - b. Planning evidence
 - c. Traffic Impact evidence
 - d. Heritage and Cultural evidence



- e. Noise evidence
- f. Social evidence
- g. Economic evidence
- h. Visual and Landscape evidence
- i. Ecology evidence

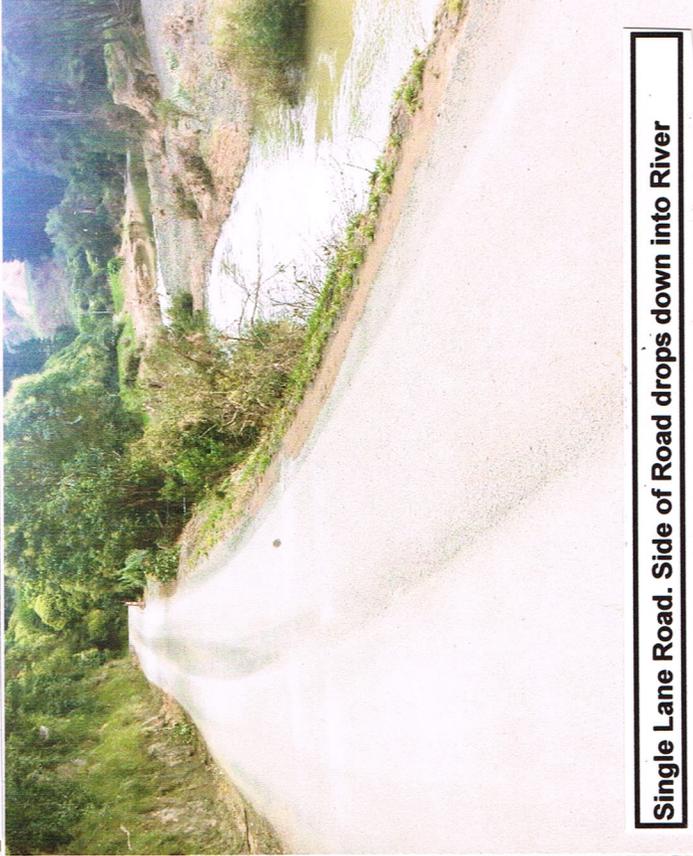
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Clevedon Protection Society

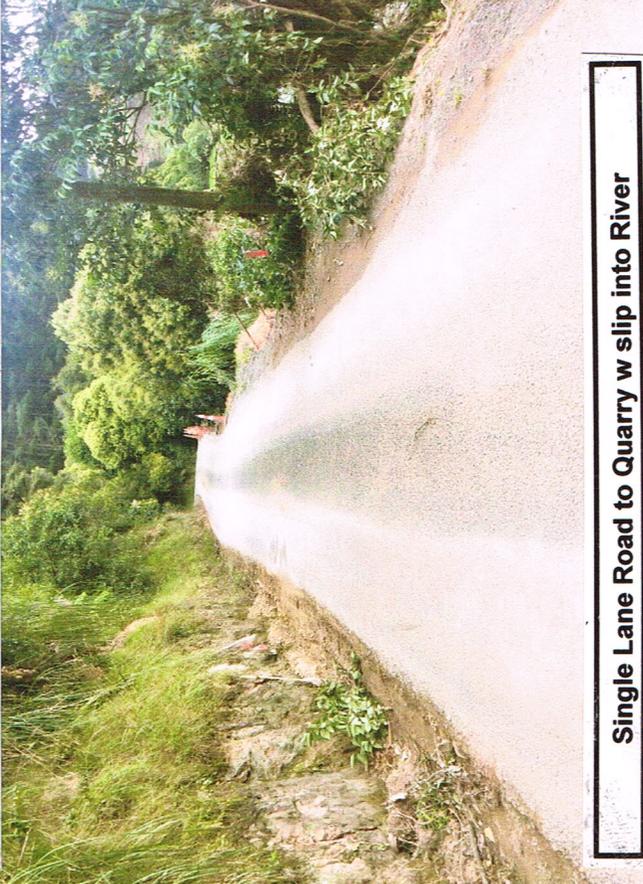
THE ONLY ACCESS TO THE CLEVEDON QUARRY FOR 900 HPMV QUARRY TRUCK & TRAILER MOVEMENTS PER DAY AND THEY WANT TO OPEN A NEW LARGER QUARRY NEXT DOOR ?????



Road 30 metres past the quarry. Out of Service.



Single Lane Road. Side of Road drops down into River

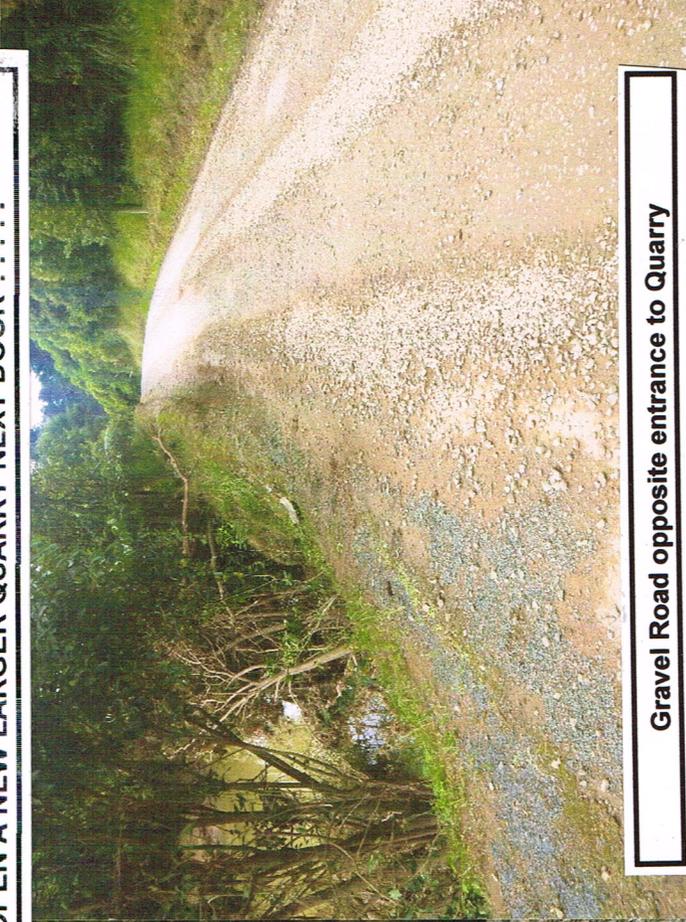


Single Lane Road to Quarry w slip into River

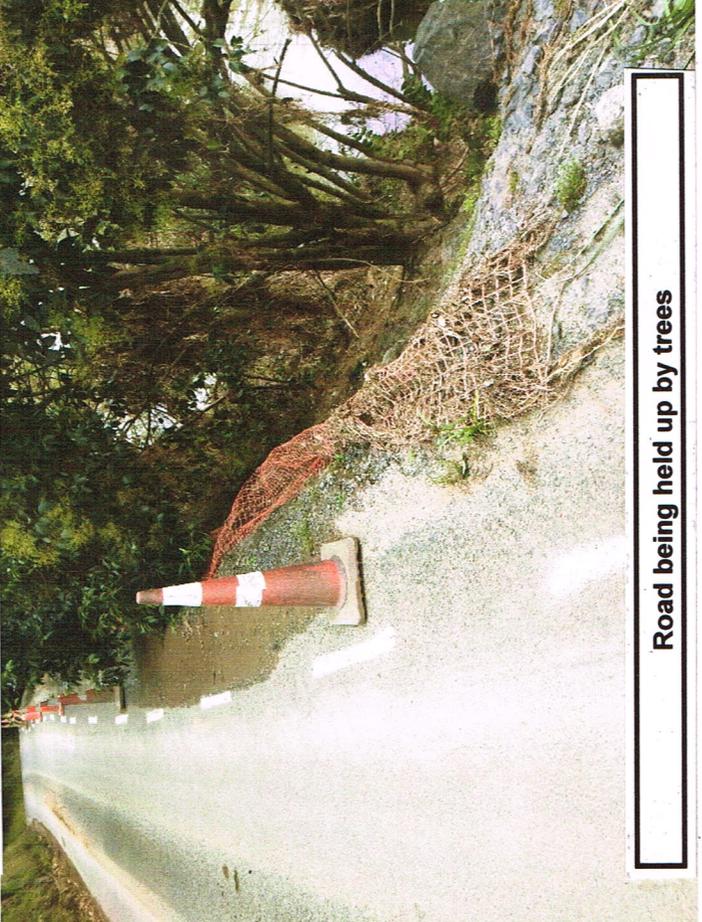


When River floods it covers the road to the Quarry

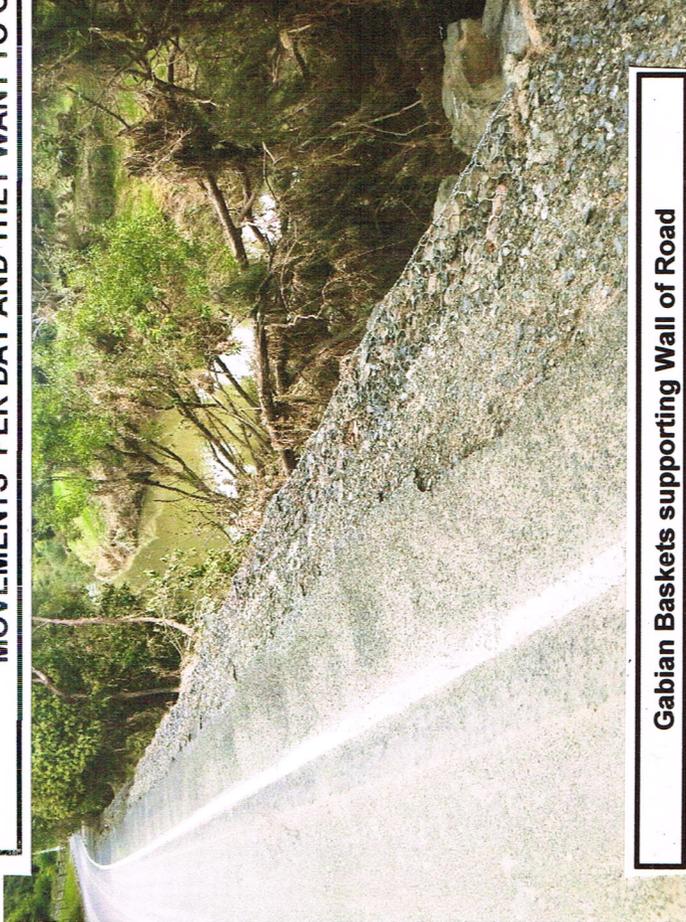
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MOVEMENTS PER DAY AND THEY WANT TO OPEN A NEW LARGER QUARRY NEXT DOOR ?????



Gravel Road opposite entrance to Quarry



Road being held up by trees



Gabian Baskets supporting Wall of Road



Road falling away into River

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Kelli-Jo Walker
Date: Friday, 24 February 2023 11:45:22 am
Attachments: [Clevedon Protection Society Submission PPC 89 Clevedon Quarry 24-02-23 20230224111654.758.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Kelli-Jo Walker

Organisation name:

Agent's full name: Kelli-Jo Walker

Email address: kelli@thewildfermentary.co.nz

Contact phone number:

Postal address:
100 McNicol Road
Clevedon
Auckland
Auckland 2585

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:
Private Plan Change 89 - re zoning land at Clevedon Quarry

Property address: 546 McNicol Road / 646 McNicol Road

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Clevedon quarry is at the end of a long metal road in Southeast Auckland. It is not easily accessible as trucks must travel some 22km on rural roads in each direction to access the Auckland motorway system. The roading infrastructure around Clevedon is simply not adequate for increased heavy load traffic. And when drivers are being paid by the load, they SPEED excessively, do not give way at the one lane bridge (terribly dangerous) and regularly cross the centre line! One particular quarry truck on Tourist Road crossed the centre line at speed and smashed off my wing mirror on my car. This type of driving is unacceptable and will only change when the quarry operators stop paying drivers by the load. The forestry trucks by comparison do not speed and are incredibly respectful of other road users -including cyclists and walkers etc. Tourist Road also includes several high-risk intersections which do not support HPMV quarry trucks. The attitude of the quarry truck drivers must be addressed before someone is killed!

I or we seek the following decision by council: Decline the plan change

62.1

Submission date: 24 February 2023

Supporting documents

Clevedon Protection Society_Submission_PPC 89 Clevedon Quarry_24-02-23_20230224111654.758.pdf

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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24 February 2023

**Submission - Private Plan Change 89 - Clevedon Quarry
Clevedon Protection Society 2017 Incorporated**

These submissions are made on behalf of the Clevedon Protection Society 2017 Incorporated ("CPS") in respect of its submission opposing the application by Stevenson Aggregate Limited (SAL) to rezone land at the Clevedon Quarry ("the Proposal") via a Private Plan Change ("PPC").

CPS was formed in 2017 by a group of concerned residents to oppose the expansion of Clevedon Quarry. CPS reached a mediated settlement with SAL (formerly Fulton Hogan) in the Environment Court. CPS is a member of the Clevedon Liaison Group ("CLG") which was established to oversee the ongoing management and operation at Clevedon Quarry.

CPS strongly opposes the Proposal and seeks that it be declined. If the Hearing Commissioners are minded to approve the PPC, changes are sought to better avoid, remedy, and mitigate significant adverse effects of the Proposal.

Due to recent significant weather events including Cyclone Gabrielle, CPS has had limited time to seek expert advice and engage with its members to prepare this submission. The issues identified below outline our key concerns and additional evidence may be provided prior to any Hearing.

CPS's Concerns

1. The Proposal seeks to swap the extent of the Clevedon Quarry's ("the Quarry") Special Purpose Quarry Zone ("SPQZ") located in the northern half of 546 McNicol Road with a relocated SPQZ at 646 McNicol Road to the south of the existing Quarry. The land to the north which is proposed to be swapped includes an Outstanding Natural Feature overlay ("ONF"), Natural Stream Management Area ("NSMA") and Significant Ecological Areas ("SEA") overlay. No existing or consented quarry development is located within these overlays. There is precedent (Brookby Quarry) that suggests the SEA and NSMA overlays could be removed to allow quarrying activities to be undertaken on this land without the need for rezoning. However, this land is understood to have poor rock resource and therefore is not viable for quarry activities. The suggestion that this is merely a land "swap" is therefore false. Because the land to the north is not viable to quarry, the Proposal seeks to effectively expand the quarry to the south where its claimed rock resources are more favourable. This is not a "like for like" land swap. Rather, it is a major



quarry expansion. The effects of the rezoning/relocation of the SPQZ are significant given the SPQZ area that could be quarried under the Proposal is effectively doubling in size.

2. SAL owns approximately 400ha to the south of the existing quarry. CPS is concerned that should the Proposal be approved, it will create a precedence for future expansion to the south. Such an expansion could create a "mega quarry" well beyond the current Proposal. The necessity for medium- and long-term quarry development planning is highlighted in the Proposal. The Proposal suggests that Rural Productive land to the south could be rezoned and quarried in the future but provides no detail as to the extent of future development beyond the current Proposal. The Proposal should outline SAL intentions to further develop the Clevedon Quarry including timeframe and scale given the likely precedence this PPC could set.
3. The proposal will result in a net loss of some 31 hectares of Rural Productive land. Clevedon is a mixture of countryside living, residential, and rural productive land. Clevedon is still largely a farming community on the fringe of metropolitan Auckland. It is therefore vitally important that every acre of rural productive land is protected for future generations. It is the fabric of our community and an important natural resource that provides economic benefit to our community.
4. It is unusual for a Private Plan Change application to be submitted without an accompanying Resource Consent application so that the proposed land use, operations, and significant adverse effects can be properly understood and either avoided or mitigated. Such adverse effects that would otherwise be considered as part of a Resource Consent would include truck movements, aggregate extraction volume, noise, dust, operating hours, visual and landscape effects, social impact, heritage and culture. Whilst SAL has previously advised that they do not plan to amend their existing consent, to give effect to the proposed PPC, either a new or amended RC would be required. We therefore believe such a consent should be considered as part of the proposed PPC.
5. The existing Resource Consent requires certain upgrades to the existing roading network before truck volume restrictions can be removed. To date, SAL has been unable to obtain approval from Auckland Transport (AT) to complete these improvements. Furthermore, funding for these improvements and the ongoing maintenance has not been agreed to between SAL and AT. Other improvements such as the new bridal trail to address resident safety have not materialised despite the existing consent being in effect since 2018. CPS is concerned that no agreement will be reached between AT and SAL

for the required upgrades. Any proposed expansion of the quarry as proposed in the PPC will likely require an increase in truck numbers (as allowed under the existing consent) requiring associated roading and safety improvements. This issue must be resolved before any proposed rezoning occurs as the long-term effects are likely to be greater than what is covered under the existing RC.

6. The existing roading network (McNicol and Tourist Road) was never constructed to carry HPMV quarry trucks. An example of the improvements required to the local roading network is evident at Brookby Quarry. These roads were never constructed either for the weight and volume of HPMV quarry trucks using that section of road. Auckland Transport is constantly repairing Brookby Road for this very reason, and this cost is not borne by the quarry operator. The same issues are present at Clevedon Quarry and the Proposal fails to address this issue. Formal agreement is required between SAL and AT.
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22. The Proposal assumes that aggregate from the quarry is transported solely via trucks using the local roading network. As stated in the Proposal, quarry developments need to take a long-term view (50 to 100 years) with respect to

investment and viability. The Proposal does not consider alternative methods of transportation including rail as is done internationally. If Clevedon quarry is of such regional significance and is envisaged to be in operation for at least 100 years or more, investment in purpose built aggregate haulage infrastructure must be considered if this PPC is to be considered. A connected-up strategy between quarry operators, Auckland Council, and Auckland Transport is required to ensure appropriate investment is provided for all supporting infrastructure as part of any long term city planning. Considering such a PPC without any plans for supporting infrastructure would further increase the level of adverse effects.

23. Clevedon quarry is at the end of a long metal road in Southeast Auckland. It is not easily accessible as trucks must travel some 22km on rural roads in each direction to access the Auckland motorway system. The roading network serving the Brookby Quarry is a prime example of poor infrastructure planning serving a large quarry. On Tourist Road there is a one-way bridge, and a section of McNicol road is only a single lane. Tourist Road also includes several high-risk intersections which do not support HPMV quarry trucks. Tourist and McNicol Road regularly flood. These matters need to be addressed as part of any PPC as the Resource Consent process assumes the existing supporting infrastructure is already in place for such land use and future developments. The Proposal ignores these offsite effects and instead seeks to defer to a future Resource Consent process that will not be able to consider these adverse effects.
24. The lack of any local positive effects in support of this Proposal is concerning. The positive effects outlined in the Proposal are self-serving in nature. The Proposal does not propose any positive effects for the Clevedon community who will be the most affected.
25. The existing SPQZ at Clevedon Quarry was introduced during the establishment of the Auckland Unitary Plan ("AUP"). This overlay sought to protect existing use rights and was a late addition to the AUP. Although these matters were heard as part of the broader AUP hearing process, the Clevedon community was not fully engaged in this process and did not know such provisions were being implemented. The 2017 RC process sought to give effect to these new rules within the existing SPQZ as part of a planned expansion of the Clevedon quarry. However, the SPQZ was never intended to be used as an instrument to assess the effects of establishing a new SPQZ adjacent to an existing quarry. The Proposal seeks to use the existing SPQZ as precedence for future expansion. In our opinion, this is not how the existing SPQZ rules were intended to be used. The proposed quarry expansion is akin



to establishing a new quarry, the fact it is located adjacent to an existing quarry is irrelevant in terms of any assessment of effect.

26. The Proposal has failed to demonstrate the presence of significant rock resource material. There have been no subsurface geotechnical investigations to ascertain the type, quality and volume of rock present, or the extent of overburden that will need to be removed. The Preliminary Rock Resource Assessment notes that the type and quality of rock is likely to be similar to the existing quarry. Aggregate quality at the existing quarry is considered low and only useful for road chip seal and some hard fill applications. The existing rock is not suitable for use in concrete production. It is concerning that a PPC is being sought to quarry land where a detailed geotechnical assessment, including subsurface investigation, has not been undertaken. It is therefore difficult to correlate any perceived positive effects and balance these against the significant adverse effects outlined in this submission.
27. In CPS's opinion, the level of reporting and supporting evidence provided as part of the PPC is low, full of conjecture, and is based on opinion rather than evidence. Further supporting evidence and expert advice is required in the following areas:
 - a. Rock resource assessment
 - b. Economic impact
 - c. Ecology
 - d. Heritage and Cultural
 - e. Visual and Landscape
 - f. Social impact
 - g. Traffic
28. In addition to the above, CPS may present additional evidence as part of any hearing process including but not limited to the following:
 - a. Legal considerations
 - b. Planning evidence
 - c. Traffic Impact evidence
 - d. Heritage and Cultural evidence



- e. Noise evidence
- f. Social evidence
- g. Economic evidence
- h. Visual and Landscape evidence
- i. Ecology evidence

Ends

Clevedon Protection Society

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Sarah Baillie
Date: Friday, 24 February 2023 11:45:23 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sarah Baillie

Organisation name:

Agent's full name:

Email address: sarahclearwater@hotmail.com

Contact phone number:

Postal address:
1 Benjamin Place
Clevedon
Auckland 2582

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:
Private plan change 89 - clevedon quarry

Property address: 546 - 646 McNicol Road

Map or maps: Clevedon

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

If this Private Plan Change goes ahead, it will have a major impact on the Clevedon community for just some of the following reasons

- Further reduction of rural productive land for an industrial (quarry) use which will change the fabric of our community
- Increased truck numbers that will further congest and damage local roads.
- Loss of local amenity and safe recreational access to the Wairoa Gorge and Hunua Ranges beyond
- Destruction of the Southern stream and tributary which has already been damaged by quarry operations
- More sediment and debris flowing into the Wairoa River damaging our already vulnerable rivers and waterways
- Impact on local wildlife and biodiversity including native bats recently discovered along the Wairoa

River

- Noise pollution from blasting and quarry activities
- Visual impacts on surrounding country landscape

I or we seek the following decision by council: Decline the plan change

63.1

Submission date: 24 February 2023

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Bredan Kingsley Vallings
Date: Friday, 24 February 2023 3:15:27 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Bredan Kingsley Vallings

Organisation name: Clevedon resident

Agent's full name:

Email address: brendan.vallings@xtra.co.nz

Contact phone number:

Postal address:

2582

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:

Property address: Clevedon Quarry McNicol Rd Clevedon

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

The same reasons given in the submission by The Clevedon Protection Society

I or we seek the following decision by council: Decline the plan change

64.1

Submission date: 24 February 2023

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Gavin Andrews
Date: Friday, 24 February 2023 3:30:25 pm
Attachments: [Clevedon Protection Society Submission PPC 89 Clevedon Quarry 24-02-23 20230224151207.592.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Gavin Andrews

Organisation name:

Agent's full name:

Email address: gavin@logoprint.co.nz

Contact phone number:

Postal address:
195 McNicol Road
Clevedon
Auckland 2585

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:

Property address: The proposal seeks to swap the extent of the Clevedon Quarry's Special Purpose Quarry Zone located at 546 McNicol Road for 646 McNicol Road.

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

We support the Clevedon Protection Society submission attached.

Specific areas of concern are:

1. There is no supporting evidence given by Stevenson Aggregates showing demand for increased aggregate production.
2. There is no supporting evidence showing the aggregate quality at 646 McNicol Road.
3. The effect on the Wairoa River is of particular concern. Our property shares a boundary with the river and we are aware of the change river colour and therefore silt levels during quarrying. When the quarry is not operating the water is very clear, when the quarry is operating the river becomes very cloudy.
4. None of the remedial work agreed in 2018 has been done. Specifically, road upgrades, horse trails, bike and walking paths.

I or we seek the following decision by council: Decline the plan change

65.1

Submission date: 24 February 2023

Supporting documents

Clevedon Protection Society_Submission_PPC 89 Clevedon Quarry_24-02-23_20230224151207.592.pdf

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Kathy Gibson
Date: Friday, 24 February 2023 4:30:28 pm
Attachments: [CPS Submission against Private Plan change 89 - Clevedon Quarry_20230224161839.912.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Kathy Gibson

Organisation name: I am a member of the executive of Clevedon Protection Society (CPS) and this is a personal submission.

Agent's full name: personal

Email address: gibsonkathy16@gmail.com

Contact phone number: 0276209808

Postal address:
149 Chesham Lane
Clevedon
RD5 Papakura,
Auckland 2585

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:
See submission from the Clevedon Protection society - attached

Property address: Property 546 and 646 McNicol Road

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:
in 2017 when permission was granted for the quarry to increase its operation 140 conditions were laid down by council, to date only a few of these conditions have been met . The road is incredibly dangerous at the moment , the recent floods have impacted the road badly. I have strong concerns for the stability of the land which is on a earthquake fault line.

I or we seek the following decision by council: Decline the plan change

| 66.1

Submission date: 24 February 2023

Supporting documents

CPS Submission against Private Plan change 89 - Clevedon Quarry_20230224161839.912.pdf

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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24 February 2023

**Submission - Private Plan Change 89 - Clevedon Quarry
Clevedon Protection Society 2017 Incorporated**

These submissions are made on behalf of the Clevedon Protection Society 2017 Incorporated ("CPS") in respect of its submission opposing the application by Stevenson Aggregate Limited (SAL) to rezone land at the Clevedon Quarry ("the Proposal") via a Private Plan Change ("PPC").

CPS was formed in 2017 by a group of concerned residents to oppose the expansion of Clevedon Quarry. CPS reached a mediated settlement with SAL (formerly Fulton Hogan) in the Environment Court. CPS is a member of the Clevedon Liaison Group ("CLG") which was established to oversee the ongoing management and operation at Clevedon Quarry.

CPS strongly opposes the Proposal and seeks that it be declined. If the Hearing Commissioners are minded to approve the PPC, changes are sought to better avoid, remedy, and mitigate significant adverse effects of the Proposal.

Due to recent significant weather events including Cyclone Gabrielle, CPS has had limited time to seek expert advice and engage with its members to prepare this submission. The issues identified below outline our key concerns and additional evidence may be provided prior to any Hearing.

CPS's Concerns

1. The Proposal seeks to swap the extent of the Clevedon Quarry's ("the Quarry") Special Purpose Quarry Zone ("SPQZ") located in the northern half of 546 McNicol Road with a relocated SPQZ at 646 McNicol Road to the south of the existing Quarry. The land to the north which is proposed to be swapped includes an Outstanding Natural Feature overlay ("ONF"), Natural Stream Management Area ("NSMA") and Significant Ecological Areas ("SEA") overlay. No existing or consented quarry development is located within these overlays. There is precedent (Brookby Quarry) that suggests the SEA and NSMA overlays could be removed to allow quarrying activities to be undertaken on this land without the need for rezoning. However, this land is understood to have poor rock resource and therefore is not viable for quarry activities. The suggestion that this is merely a land "swap" is therefore false. Because the land to the north is not viable to quarry, the Proposal seeks to effectively expand the quarry to the south where its claimed rock resources are more favourable. This is not a "like for like" land swap. Rather, it is a major



quarry expansion. The effects of the rezoning/relocation of the SPQZ are significant given the SPQZ area that could be quarried under the Proposal is effectively doubling in size.

2. SAL owns approximately 400ha to the south of the existing quarry. CPS is concerned that should the Proposal be approved, it will create a precedence for future expansion to the south. Such an expansion could create a "mega quarry" well beyond the current Proposal. The necessity for medium- and long-term quarry development planning is highlighted in the Proposal. The Proposal suggests that Rural Productive land to the south could be rezoned and quarried in the future but provides no detail as to the extent of future development beyond the current Proposal. The Proposal should outline SAL intentions to further develop the Clevedon Quarry including timeframe and scale given the likely precedence this PPC could set.
3. The proposal will result in a net loss of some 31 hectares of Rural Productive land. Clevedon is a mixture of countryside living, residential, and rural productive land. Clevedon is still largely a farming community on the fringe of metropolitan Auckland. It is therefore vitally important that every acre of rural productive land is protected for future generations. It is the fabric of our community and an important natural resource that provides economic benefit to our community.
4. It is unusual for a Private Plan Change application to be submitted without an accompanying Resource Consent application so that the proposed land use, operations, and significant adverse effects can be properly understood and either avoided or mitigated. Such adverse effects that would otherwise be considered as part of a Resource Consent would include truck movements, aggregate extraction volume, noise, dust, operating hours, visual and landscape effects, social impact, heritage and culture. Whilst SAL has previously advised that they do not plan to amend their existing consent, to give effect to the proposed PPC, either a new or amended RC would be required. We therefore believe such a consent should be considered as part of the proposed PPC.
5. The existing Resource Consent requires certain upgrades to the existing roading network before truck volume restrictions can be removed. To date, SAL has been unable to obtain approval from Auckland Transport (AT) to complete these improvements. Furthermore, funding for these improvements and the ongoing maintenance has not been agreed to between SAL and AT. Other improvements such as the new bridal trail to address resident safety have not materialised despite the existing consent being in effect since 2018. CPS is concerned that no agreement will be reached between AT and SAL

for the required upgrades. Any proposed expansion of the quarry as proposed in the PPC will likely require an increase in truck numbers (as allowed under the existing consent) requiring associated roading and safety improvements. This issue must be resolved before any proposed rezoning occurs as the long-term effects are likely to be greater than what is covered under the existing RC.

6. The existing roading network (McNicol and Tourist Road) was never constructed to carry HPMV quarry trucks. An example of the improvements required to the local roading network is evident at Brookby Quarry. These roads were never constructed either for the weight and volume of HPMV quarry trucks using that section of road. Auckland Transport is constantly repairing Brookby Road for this very reason, and this cost is not borne by the quarry operator. The same issues are present at Clevedon Quarry and the Proposal fails to address this issue. Formal agreement is required between SAL and AT.
7. The recent severe weather events have significantly eroded and undermined the end of McNicol Road leading to the quarry. This poses a significant safety risk and environmental hazard should the remaining road fail and slip into the Wairoa River. There is barely enough room for one truck to safely use this section of road. Proposed roading upgrades have not materialized as there is insufficient public land available to widen and complete necessary road safety upgrades along McNicol Road.
8. The Proposal fails to provide an accurate stock take of Auckland's current and forecasted aggregate supply. Local quarries including Brookby and Drury have plentiful supplies of high-quality aggregate to meet the medium and long term demands of Auckland. SAL owns and operates the Drury quarry which was acquired in 2018. This quarry more than replaces their quarry at Whitford and with many large infrastructure projects in Auckland being stopped, there is no evidence within the PPC that justifies the proposed expansion. Further investigation and evidence are required to support the PPC.
9. The existing Clevedon quarry is known to only have low grade aggregate. The Proposal fails to address the environmental impact of expanding the existing quarry and how this is offset against the local and regional economic benefits. Much of the commentary in the Proposal is subjective and lacks any economic or market-based evidence.
10. Previous reports by Boffa Miskell submitted by SAL as part of the 2017 Resource Consent process determined that the quarry site had a high



ecological value. Reports submitted within the PPC suggest the site has a low ecological value. The evidence contained within the PPC is largely based on opinion rather than hard evidence or site investigation. Further investigation and expert-based evidence is required.

11. Native Long-Tailed Bats have recently been discovered along the Wairoa River adjacent to the existing Quarry. The Department of Conservation lists long-tailed bat populations as "critical" and in danger of extinction. Very little is currently known about the bat population or their nesting locations in Clevedon. CPS is concerned that any proposed changes to the existing quarry or local environment could have a detrimental impact on this vulnerable bat population. Further investigation and reporting are required.
12. The Proposal fails to identify the Social Effects of the PPC citing no increase in SPQZ. The effective area of proposed quarrying activity is doubling, therefore the social impact of this should be assessed and either avoided or mitigated. The most recent quarry expansion has resulted in the Te Araroa walking trail to be relocated from Clevedon to Mangatawhiri via Hunua, and McNicol Road to high-traffic areas to Mangatawhiri via Takanini and Papakura. This now means that trail walkers bypass Clevedon and a significant rural and scenic section of the trail.
13. The Proposal makes only cursory comments with regards to the Cultural Effects of the PPC. The Proposal does not include a detailed Cultural Assessment that is informed by the local Iwi, Ngai Tai Ki Tāmaki Tribal Trust. Otau Mountain, which lies to the north of the existing Quarry, and the adjacent Wairoa River, are of cultural and ancestral significance that requires further understanding and input from local Iwi as to their meaning and protection. Ngai Tai Ki Tāmaki Tribal Trust are the kaitiaki (guardians) of the river and must be consulted as part of this process.
14. Expanding the SPQZ to the south will have a significantly greater adverse Visual effect given the existing SPQZ area to the north was never likely to be quarried. The visual effect is effectively doubling. This effect will be felt most by residents on McNicol and Tourist Roads, and from the growing population and visitors to Clevedon Village. The Proposal fails to address this additional adverse effect. The proposed SPQZ expansion area is currently planted in pine and being harvested. The adverse effects if this area was to be quarried are clear. When replanted in pine, this area will return to a natural landscape within 3-5 years. If this area is quarried, it will have adverse effects on the natural landscape forever. The retention of the Northern ridgelines remains an important buffer to residents on McNicol Road.



15. Existing quarry operations have resulted in significant damage to the Southern Stream. The applicant has previously received an Abatement Notice for this damage and repairs are still ongoing some four years later. Existing streams and areas of ecological significance are extremely sensitive to quarry operations. Quarry activities by their very nature change water courses and drainage from upstream catchments. Damage to the existing Southern stream is just one example of the adverse effect of quarry operations adjacent to sensitive waterways and ecological areas. Recent damage is outlined in the Proposal and with Climate Change severe weather is only likely to increase.
16. The Proposal fails to assess the impact of Climate Change and the need for emission reductions. The Proposal does not explore how the aggregate or construction industry will change in response to Climate Change and the need for quarries in the future. It is naive to think that quarries as we know them today will operate the same in 20, 50 or 100 years.
17. Whilst sediment control measures can be implemented within the quarry in line with regulations, the Hunua Ranges and Wairoa River continuously face the risk of significant flooding. These control measures are no match for such floods where we are now regularly seeing levels exceeding 1:100-year events. Cyclone Gabrielle recently caused the Wairoa River to exceed all previous flood levels. Sediment in the river is at an all-time high. The Proposal fails to acknowledge this risk of further erosion and sediment flowing into the Wairoa River because of severe weather events. The Wairoa River has experienced three flooding events in excess of a 1:100-year event over the past decade. Water in the existing pit is known to overflow into the Wairoa River during heavy rain and flooding events. The effects of Climate Change and flooding on the Wairoa River have been ignored in the Proposal. The Wairoa River is the second largest in Auckland and must be protected and restored as an effective waterway for recreation, including kayaking, boating, food gathering, walking, picnicing, and hopefully swimming one day. The Wairoa River is also the only managed Trout fishing river in the Auckland Region, with recreational angling enjoyed by many. The increasing sedimentation of the river and declining water quality is marginalising this activity and other recreational opportunities.
18. Clevedon is undergoing significant development and change as it welcomes new residents and families into its community. Significant residential development is occurring within the Village and to the South towards Clevedon Quarry. This development is a mixture of countryside living and residential development. A new retirement village is also being built. The scale of development and investment in Clevedon as a destination to live and play

is significant. The proposed expansion of the Clevedon Quarry, plus any future planned development, is in stark contrast to the community and recreational destination that Clevedon has, and is, becoming. Quarry trucks don't mix well with children, families, and communities. Residential developments and rural lifestyle properties don't mix well with industrial scale quarry operations. Clevedon is a destination known region wide for its Farmers market, cycling, walking trails, polo, equestrian and other outdoor recreational activities. Clevedon is a popular location for all Aucklanders to visit and is one of the key gateways to the Pohutukawa Coast and Hunua Ranges.

19. Land stability and the method by which the existing quarry has been developed has been of concern to CPS and the community for many years. The existing quarry has seen several slips occur in recent years. One notable slip caused significant damage to the Southern stream. Should a significant slip occur within the current or proposed SPQZ, this would pose a significant risk to adjacent properties, Wairoa River, and wider Clevedon area out to the coast. The underlying geology of weathered rock and overburden on steep slopes poses a significant risk when combined with severe weather events like Cyclone Gabrielle. There is evidence further down Otau Mountain of landslides in recent years.
20. The Clevedon quarry is located directly on top of an active earthquake fault line. This fault is understood to have last moved in 1894. Evidence within the PPC fails to properly assess this risk. With recent earthquakes on the adjacent Kerepehi fault at Te Aroha (to the south) and the ongoing earthquake swarm in the Hauraki Gulf, this risk requires further investigation and expert reporting. Rock close to fault lines is known to be highly fractured and of low quality due to movement within the fault itself.
21. The Proposal does not address the risk of flooding either from within the existing quarry, or from the adjacent Wairoa River. Sediment build-up in the Wairoa River and forestry slash are creating more destructive flooding events than ever before. The existing quarry has limited flood protection. Any expansion of the existing quarry will alter water courses and could cause new areas to flood and or worsen existing flooding. Should there be a major slip within the quarry or surrounding areas, this has the potential to block the Wairoa River (in full or part), causing devastation with silt and rock material being transported down the river via flood waters and into the Clevedon flood-plain and beyond into the Hauraki Gulf.
22. The Proposal assumes that aggregate from the quarry is transported solely via trucks using the local roading network. As stated in the Proposal, quarry developments need to take a long-term view (50 to 100 years) with respect to



investment and viability. The Proposal does not consider alternative methods of transportation including rail as is done internationally. If Clevedon quarry is of such regional significance and is envisaged to be in operation for at least 100 years or more, investment in purpose built aggregate haulage infrastructure must be considered if this PPC is to be considered. A connected-up strategy between quarry operators, Auckland Council, and Auckland Transport is required to ensure appropriate investment is provided for all supporting infrastructure as part of any long term city planning. Considering such a PPC without any plans for supporting infrastructure would further increase the level of adverse effects.

23. Clevedon quarry is at the end of a long metal road in Southeast Auckland. It is not easily accessible as trucks must travel some 22km on rural roads in each direction to access the Auckland motorway system. The roading network serving the Brookby Quarry is a prime example of poor infrastructure planning serving a large quarry. On Tourist Road there is a one-way bridge, and a section of McNicol road is only a single lane. Tourist Road also includes several high-risk intersections which do not support HPMV quarry trucks. Tourist and McNicol Road regularly flood. These matters need to be addressed as part of any PPC as the Resource Consent process assumes the existing supporting infrastructure is already in place for such land use and future developments. The Proposal ignores these offsite effects and instead seeks to defer to a future Resource Consent process that will not be able to consider these adverse effects.
24. The lack of any local positive effects in support of this Proposal is concerning. The positive effects outlined in the Proposal are self-serving in nature. The Proposal does not propose any positive effects for the Clevedon community who will be the most affected.
25. The existing SPQZ at Clevedon Quarry was introduced during the establishment of the Auckland Unitary Plan ("AUP"). This overlay sought to protect existing use rights and was a late addition to the AUP. Although these matters were heard as part of the broader AUP hearing process, the Clevedon community was not fully engaged in this process and did not know such provisions were being implemented. The 2017 RC process sought to give effect to these new rules within the existing SPQZ as part of a planned expansion of the Clevedon quarry. However, the SPQZ was never intended to be used as an instrument to assess the effects of establishing a new SPQZ adjacent to an existing quarry. The Proposal seeks to use the existing SPQZ as precedence for future expansion. In our opinion, this is not how the existing SPQZ rules were intended to be used. The proposed quarry expansion is akin



to establishing a new quarry, the fact it is located adjacent to an existing quarry is irrelevant in terms of any assessment of effect.

26. The Proposal has failed to demonstrate the presence of significant rock resource material. There have been no subsurface geotechnical investigations to ascertain the type, quality and volume of rock present, or the extent of overburden that will need to be removed. The Preliminary Rock Resource Assessment notes that the type and quality of rock is likely to be similar to the existing quarry. Aggregate quality at the existing quarry is considered low and only useful for road chip seal and some hard fill applications. The existing rock is not suitable for use in concrete production. It is concerning that a PPC is being sought to quarry land where a detailed geotechnical assessment, including subsurface investigation, has not been undertaken. It is therefore difficult to correlate any perceived positive effects and balance these against the significant adverse effects outlined in this submission.
27. In CPS's opinion, the level of reporting and supporting evidence provided as part of the PPC is low, full of conjecture, and is based on opinion rather than evidence. Further supporting evidence and expert advice is required in the following areas:
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 - b. Economic impact
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 - d. Heritage and Cultural
 - e. Visual and Landscape
 - f. Social impact
 - g. Traffic
28. In addition to the above, CPS may present additional evidence as part of any hearing process including but not limited to the following:
 - a. Legal considerations
 - b. Planning evidence
 - c. Traffic Impact evidence
 - d. Heritage and Cultural evidence



- e. Noise evidence
- f. Social evidence
- g. Economic evidence
- h. Visual and Landscape evidence
- i. Ecology evidence

Ends

Clevedon Protection Society

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Edward Thomas Griffiths
Date: Friday, 24 February 2023 4:45:35 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Edward Thomas Griffiths

Organisation name:

Agent's full name:

Email address: edward@jetit.co.nz

Contact phone number: 021339273

Postal address:

8

WhitesideLane

RD5

Papakura 2585

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

General Opinion of the Plan Change

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Summary

I oppose the proposed Plan Amendment because it appears that this might be one of a number of small steps that the applicant plans to make over an extended period, each small enough to justify individually but when amalgamated effectively runs rough-shod over the resource consent which they have for the property. | 67.1

The main concern is that we don't know what their plans are, and as a result we ourselves cannot plan our futures.

I recommend that this plan change be considered ONLY if the applicant commits to no further plan changes for a period of 15 years. | 67.2

Discussion.

1. Refer PRIVATE PLAN CHANGE REQUEST Section 1.2.1

The Applicant refers to the long timespans in the planning and development of 35 to 100 years, so we can conclude that a great deal of time and effort was put into developing a long term strategy for the quarry back in 2018 when the original resource consent was issued.

It is therefore hard to believe that they did not have this move in their strategic plan at that stage.

The main concern here is that there will be further Plan Change Requests in the future.

2. Mental and Financial stress on Residents.

As a resident of McNicol Rd, I feel we need to have some certainty about the future. People will be planning on how they want to live with the Quarry as a neighbour. We have all have significant financial investments in our homes and some will be planning to invest in their properties, businesses and their futures.

It seems unreasonable to have a large industrial plant next door and we cannot be confident what the shape, size or impact they will have on the area in the future.

The possibility of further on-going plan changes will create uncertainty and stress amongst the Clevedon locals particularly the residents of McNicol Rd. This stress revolves around safety, environment, and property values.

3. Roothing Network

If as they infer in the Plan Change, they are planning on being at the quarry for 35 years, I would have thought that they would have thought about access.

McNicol Rd and Tourist Rd are not built to support larger numbers of heavy trucks. Continuing with their plan, particularly if they increase the truck numbers to the limit of the consent, will create a constant list of work for AT, which will result in major delays and have a significant impact on the quarries efficiency.

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: I recommend that this plan change be considered ONLY if the applicant commits to no further plan changes for a period of 15 years.

Submission date: 24 February 2023

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Yvonne Mary Lake
Date: Friday, 24 February 2023 6:01:08 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Yvonne Mary Lake

Organisation name:

Agent's full name: yvonne lake

Email address: yvonnelake50@gmail.com

Contact phone number: 0212318072

Postal address:

235 mcnicol Rd

RD5 Papakura

Auckland 2585

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:

Application to rezone land use at the Clevedon Quarry

Property address: Clevedon Quarry Mcnicol Rd Clevedon.

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

the proposed "swap" of land to the north of the existing quarry to rezone land to the south of Clevedon Quarry which is of greater economic use to the quarry will result in expansion of the quarry and a resulting increase in quarry trucking activity.

My concerns are:

1.ROAD SAFETY .

. Mcnicol road has single lane sections which have been further compromised by recent weather events, particularly Cyclone Gabrielle, which has resulted in further narrowing of sections due to the river undermining the road.

.Tourist and monument cross road. When travelling towards Papakura this has an uphill incline with cars approaching from around a bend. Truck and trailer units fully loaded take many seconds to get across with risk of collision by cars coming from Clevedon village.

.The one lane bridge on Tourist road has had many close calls as trucks approaching around a bend have not been able to give way to vehicles travelling towards Mcnicol road who have the right of way.

2.TRAFFIC DISRUPTION. this is likely to be ongoing, local roads were never designed for large volume heavy vehicles.

3. LACK OF GOOD FAITH by existing quarry management. They have failed to carry out promised improvements to road safety for residents as required by current consent. What happened to the promised Bridle Trail along Mcnicol Road?

4. RECREATION.

Clevedon valley is an valuable asset for Auckland city, allowing access to rural countryside and regional parks. This is a well used area for walkers cyclists and horse riders especially Mcnicol road. However since the recent cyclone there is no longer safe passing space for a truck and bicycle or horse.

4.ENVIRONMENTAL.

Long tailed bats are known to be resident locally and possible impacts on their habitat in the area south of the existing quarry have not been assessed.

Trout fishing in the Wairoa river is dependent on water quality and with the certain increase in flooding events due to Climate Change there is an increased risk of damage to streams entering the river from the area proposed for rezoning south of the existing quarry. The quarry has already been found to have damaged the southern stream from current activities.

I or we seek the following decision by council: Decline the plan change | 68.1

Submission date: 24 February 2023

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Harriet PILKINGTON
Date: Friday, 24 February 2023 6:45:21 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Harriet PILKINGTON

Organisation name:

Agent's full name:

Email address: harrietdesigns@gmail.com

Contact phone number:

Postal address:

2582

Clevedon

Papakura 2582

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:

The Private Plan Change application by Stevenson's seeks to rezone land at 546 and 646 McNicol Road and 439 Otau Mountain Road, Clevedon. The rezoning seeks to change land from Special Purpose Quarry Zone (SPQZ) to Rural Production Zone (RPZ) and other land from RPZ to SPQZ in the Auckland Unitary Plan (Operative in Part) 2016.

This Private Plan Change will double the land area that can be used for quarry activities. If this Private Plan Change goes ahead, it will have a major impact on the Clevedon community well beyond the current generation.

Stevenson's (Fulton Hogan) also own approximately 400ha of land to the south of the existing Clevedon Quarry which is currently planted in pine. Over time, Stevenson's could seek to rezone more land to the south to create a mega quarry. If this Private Plan Change is approved by Council, it would create a strong precedent for even further expansion in the future.

Property address: Tourist rd clevedon

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

This Private Plan Change will double the land area that can be used for quarry activities. If this

Private Plan Change goes ahead, it will have a major impact on the Clevedon community well beyond the current generation.

Stevenson's (Fulton Hogan) also own approximately 400ha of land to the south of the existing Clevedon Quarry which is currently planted in pine. Over time, Stevenson's could seek to rezone more land to the south to create a mega quarry. If this Private Plan Change is approved by Council, it would create a strong precedent for even further expansion in the future.

We oppose this

We are concerned about the adverse effects that such an increase in quarry activities could pose beyond the current operation. Some of the key issues include:

- Further reduction of rural productive land for an industrial (quarry) use which will change the fabric of our community
- Increased truck numbers that will further congest and damage local roads.
- Loss of local amenity and safe recreational access to the Wairoa Gorge and Hunua Ranges beyond
- Destruction of the Southern stream and tributary which has already been damaged by quarry operations
- More sediment and debris flowing into the Wairoa River damaging our already vulnerable rivers and waterways
- Impact on local wildlife and biodiversity including native bats recently discovered along the Wairoa River
- Noise pollution from blasting and quarry activities
- Visual impacts on surrounding country landscape

Keep clevedon rural!

I or we seek the following decision by council: Decline the plan change

69.1

Submission date: 24 February 2023

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Anthony Basil Thompson and Thelma Joy Thompson
Date: Friday, 24 February 2023 9:00:23 pm
Attachments: [CPS Submission - PPC 89 Clevedon Quarry 240223TT.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Anthony Basil Thompson and Thelma Joy Thompson

Organisation name: N/a

Agent's full name: N/a

Email address: thelton@xtra.co.nz

Contact phone number: +64212868780

Postal address:
498 McNicol Road
RD5
Clevedon
Papakura 2585

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:
See attached submission.

Property address: 498 McNicol Road, Clevedon

Map or maps: N/a

Other provisions:
See attached submission.

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:
See attached submission.

I or we seek the following decision by council: Decline the plan change

| 70.1

Submission date: 24 February 2023

Supporting documents
CPS Submission - PPC 89 Clevedon Quarry 240223TT.pdf

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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24 February 2023

Submission - Private Plan Change 89 - Clevedon Quarry

This submission is made in respect of an application for a Private Plan Change (PPC) by Stevenson Aggregates Limited (SAL) to rezone land at the McNicol Road quarry, Clevedon (“the Proposal”). The PPC aims to rezone land at 546 and 646 McNicol Road and 439 Otau Mountain Road, Clevedon. The rezoning seeks to change land from Special Purpose Quarry Zone (SPQZ) to Rural Production Zone (RPZ) and other land from RPZ to SPQZ in the Auckland Unitary Plan (Operative in Part) 2016.

This submission is made by **Anthony Basil Thompson** and **Thelma Joy Thompson** (‘The Submitters’), **498 McNicol Road, Clevedon**.

The submitters **OPPOSE** the application and seek that it be declined in entirety.

OBJECTIONS

1. The Proposal seeks to swap the extent of the Clevedon Quarry’s (“the Quarry”) SPQZ located in the northern half of 546 McNicol Road with a relocated SPQZ at 646 McNicol Road to the south of the existing Quarry. The land to the North which is proposed to be swapped includes an Outstanding Natural Feature overlay (“ONF”), Natural Stream Management Area (“NSMA”) and Significant Ecological Areas overlay (“SEA”). No existing or consented quarry development is located in these overlays. There is precedent (Brookby Quarry) that suggests the SEA and NSMA overlay’s could be removed to allow quarrying activities to be undertaken on this land without the need for rezoning. However, this land is understood to have poor aggregate resources and therefore is not viable for quarry activities. The suggestion that this is merely a land “swap” is false. Because the land to the north is not viable to quarry, the

Proposal seeks to effectively expand the quarry to the south where it's claimed aggregate resources are more favorable. This is not a "like for like" land swap. Rather, it paves the way for a major quarry expansion. The effects of the rezoning/relocation of the SPQZ are not less than minor given the SPQZ area that could be quarried under the Proposal is doubling in size.

2. Stevenson Aggregates Limited (SAL) owns approximately 400ha to the south of the existing quarry. If the Proposal was approved it will create a precedence for future expansion to the south. Such an expansion could create a 'mega quarry' well beyond the current Proposal. The necessity for future medium and long term quarry development is highlighted in the Proposal. The Proposal suggests that Rural Productive land to the south could be rezoned and quarried in the future, but provides no detail as to the extent of future development beyond the current Proposal. The prospect of a 'mega quarry', similar in scale to the Stevenson Drury quarry is inconsistent with the nature, character and aspirations of the Clevedon district.
3. The proposal will result in a net loss of some 31 hectares of Rural Productive land. Clevedon is a mixture of countryside living, residential, and rural productive land. Clevedon is still largely a farming community on the fringe of metropolitan Auckland. It is therefore vitally important that every acre of rural productive land is protected for future generations. It is the fabric of our community and an important natural resource and provides economic benefit to our community.
4. Native Long-Tailed Bats have recently been discovered along the Wairoa River adjacent to the existing Quarry. The Department of Conservation lists long-tailed bat population as "critical" and in danger of extinction. Very little is currently known about the bat population or their nesting locations in Clevedon. CPS is concerned that any proposed changes to the existing quarry or local environment could have a detrimental impact on this vulnerable bat population.

5. It is unusual for a Private Plan Change application to be submitted without an accompanying Resource Consent application so that the proposed land use, operations, and adverse effects can be properly understood and either avoided or mitigated. Such adverse effects that would otherwise be considered as part of a Resource Consent would include truck movement, aggregate extraction volume, noise, dust, operating hours, visual and landscape effects, social impact, heritage and culture. Whilst Stevenson has previously advised that they do not plan to amend their existing consent, to give effect to the proposed PPC, either a new or amended RC would be required. We therefore believe such a consent should be considered as part of the proposed PPC.
6. The existing Resource Consent requires certain upgrades to the existing roading network before truck volume restrictions can be removed. To date, SAL has been unable to obtain approval from Auckland Transport (AT) to complete these improvements. Furthermore, funding for these improvements and the ongoing maintenance has not been agreed to between SAL and AT. Other improvements such as the new bridal trail to address resident safety have not materialized despite the existing consent being in effect since 2018. The submitter is concerned that no agreement will be reached between AT and SAL for the required upgrades. Any proposed expansion of the quarry as outlined in the PPC will likely require an increase in truck numbers (as allowed under the existing consent) requiring associated roading and safety improvements. This issue must be resolved before any proposed rezoning occurs as the long term effects are likely to be greater than what is covered under the existing RC.
7. The existing roading network (McNicol and Tourist Road) was never constructed to carry HPMV quarry trucks (as happens currently). An example of the improvements required to the local roading network is clearly evident at Brookby Quarry. These roads were never constructed either for the weight and volume of HPMV quarry trucks using that section of road. Auckland Transport is constantly repairing Brookby Road

for this very reason, and this cost is not borne by the quarry operator. In like manner, the roads between the Clevedon quarry and Ardmore would be in a state of constant repair, creating unreasonable disruption to most of the population of the Clevedon/Ardmore valley.

8. The Proposal fails to provide an accurate stocktake of Auckland's current and forecast aggregate supply. Local quarries including Brookby and Drury have plentiful supplies of high quality aggregate to meet the medium and long term demands of Auckland. Stevensons own and operate the Drury quarry which was acquired in 2018. This quarry more than replaces their quarry at Whitford.
9. The existing Clevedon quarry is known to only have low grade aggregate. The Proposal fails to address the environmental impact of expanding the existing quarry and offset this against the local and regional economic benefits. Much of the commentary in the Proposal is subjective and lacks any objective economic basis.
10. The Proposal fails to identify the Social Effects of the PPC citing no increase in SPQZ. The effective area of proposed quarrying activity is doubling, therefore the Social impact of this should be assessed and either avoided or mitigated. The most recent quarry expansion has resulted in the Te Araroa walking trail to be relocated from Clevedon to Mangatawhiri via Hunua, McNicol to high-traffic areas to Mangatawhiri via Takanini and Papakura. . This now means that trail walkers bypass Clevedon and a significant rural and scenic section of the trail
11. The Proposal makes only cursory comments with regards to the Cultural Effects of the PPC. The Proposal does not include a detailed Cultural Assessment that is informed by the local Iwi, Ngai Tai Ki Tāmaki Tribal Trust, which is Kaitiaki of Te Wairoa. Otau Maunga and Kohukohunui Maunga and the adjacent Wairoa River (awa) and associated mauri, are of cultural and ancestral significance that requires further understanding and input from local Iwi as to their meaning and protection.

12. Expanding the SPQZ to the south will have a potentially significantly greater adverse Visual effect given the existing SPQZ area to the north was never able to be quarried. The visual effect in reality is therefore double. This effect will be felt most by residents on McNicol and Tourist Roads, and from the growing population and visitors to Clevedon Village. The Proposal fails to address this additional adverse effect. The proposed SPQZ expansion area is currently planted in pine and being harvested. The adverse effects if this area was to be quarried are clearly evident. If replanted in pine or returned to native bush or pasture, this area will return to a natural landscape within 3-5 years. If this area is quarried, it will have adverse effects on the natural landscape forever. The retention of the Northern ridgelines remains an important buffer to local residents on McNicol Road.
13. Existing quarry operations have resulted in significant damage to the Southern Stream (immediately south of the existing quarry and included in the proposed SPQZ). The applicant has previously received an Abatement Notice for damage to this high-value stream, and repairs are still ongoing some four years later. Existing streams and areas of ecological significance are extremely sensitive to quarry operations. Quarry activities by their very nature change water courses and drainage from upstream catchments. Damage to the existing Southern stream is just one example of the adverse effect of quarry operations adjacent to sensitive waterways and ecological areas. Recent damage is outlined in the Proposal and with Climate Change severe weather is only likely to increase.
14. The Proposal fails to assess the impact of Climate Change and the need for emission reductions. The Proposal does not explore how the aggregate or construction industry will change in response to Climate Change and the need for quarries in the future. It is naive to think that quarries as we know them today will operate the same in 20, 50 or 100 years.

15. Whilst sediment control measures can be implemented within the quarry in line with regulations, the Hunua Ranges and Wairoa River continuously face the risk of significant flooding, as experienced in 2017 and again in February 2023 (Cyclone Gabrielle). These control measures are no match for such floods where we are now regularly seeing levels exceed 1:100 year events. Cyclone Gabrielle recently caused the Wairoa River to exceed all previous flood levels. Sediment in the river is at an all time high. The Proposal fails to acknowledge this risk and further erosion and sediment flowing into the Wairoa River as a result of severe weather events. Water in the existing quarry pit has been known to overflow into the Wairoa River during heavy rain and flooding events, due to limited space within the quarry to contain and manage runoff. The effects of Climate Change and flooding on the Wairoa River have been ignored in the Proposal. The Wairoa River is the second largest in Auckland and must be protected and restored as an effective waterway for recreation, including kayaking, boating, food gathering, walking, picnicing, and hopefully swimming one day. The Wairoa River is also the only managed Trout fishing river in the Auckland Region, with recreational angling enjoyed by many and requiring good water quality. The increasing sedimentation of the river and declining water quality is marginalising this activity and other recreational opportunities.
16. Clevedon is undergoing significant development and change as it welcomes new residents and families into its community. Significant residential development is occurring within the Village and to the South towards Clevedon Quarry. This development is a mixture of countryside living and residential development. A new retirement village is also being built. The scale of development and investment in Clevedon as a destination to live and play is significant. The proposed expansion of the Clevedon Quarry, plus any future planned development, is in stark contrast to the community and recreational destination that Clevedon has, and is, becoming. Quarry trucks don't mix well with children, families and communities. Residential developments and rural lifestyle

properties don't mix well with industrial scale quarry operations. Clevedon is a destination known region wide for its Farmers market, cycling, walking trails, polo, equestrian and other outdoor recreational activities. Clevedon is a popular location for all Aucklanders to visit, and is one of the key gateways to the Pohutukawa Coast and Hunua Ranges.

17. Land stability and the method by which the existing quarry has been developed has been of concern to CPS for several years. The existing quarry has seen a number of slips occur in recent years. One notable slip caused significant damage to the Southern stream. Should a significant slip occur within the current or proposed SPQZ, this would pose a significant risk to adjacent properties and the Wairoa river. The underlying geology of weathered rock and overburden on steep slopes poses a significant risk when combined with severe weather events like Cyclone Gabrielle. There is evidence further down Otau Mountain of landslides in recent years.
18. The Proposal does not address the risk of flooding either from within the existing quarry, or from the adjacent Wairoa River. Sediment build up in the Wairoa River and forestry slash are creating more destructive flooding events than ever before. The existing quarry has limited flood protection. Any expansion of the existing quarry will alter water courses and could cause new areas to flood and or worsen existing flooding. Should there be a major slip within the quarry or surrounding areas, this has the potential to block the Wairoa River (in full or part), causing devastating impact with silt and rock material being transported down the river via flood waters and into the Clevedon flood-plain and into the Hauraki Gulf.
19. The Proposal assumes that aggregate from the quarry is transported solely via trucks using the local roading network. As stated in the Proposal, quarry developments need to take a long term view (50 to 100 years) with respect to investment and viability. The Proposal does not consider alternative methods of transportation including rail as is done

internationally. If Clevedon quarry is of such regional significance and is envisaged to be in operation for at least 100 years or more, investment in purpose built aggregate haulage infrastructure must be considered if this PPC is to be considered. A connected up strategy between quarry operators, Auckland Council, and Auckland Transport is required to ensure appropriate investment is provided for all supporting infrastructure as part of any long term city planning. Considering such a PPC without any plans for supporting infrastructure would further increase the level of adverse effects.

20. Clevedon quarry is at the end of a long metal road in South East Auckland. It is not easily accessible as trucks must travel some 22km on rural roads in each direction to access the Auckland motorway system. The roading network serving the Brookby Quarry is a prime example of poor infrastructure planning serving a large quarry. On Tourist Road there is a one way bridge, and a section of McNicol road is only a single lane. Tourist Road also includes several high risk intersections which do not support HPMV quarry trucks. These matters need to be addressed as part of any PPC as the Resource Consent process assumes the existing supporting infrastructure is already in place for such land use and future developments. The Proposal ignores these offsite effects and instead seeks to defer to a future Resource Consent process that will not be able to consider these adverse effects and render the proposal unworkable.
21. The lack of any material positive effects in support of this Proposal is concerning. The positive effects are self-serving in nature. The Proposal does not propose any positive effects for the Clevedon/Ardmore community which will be the most affected.
22. The existing SPQZ at Clevedon Quarry was introduced during the establishment of the Auckland Unitary Plan. This overlay sought to protect existing use rights and was a late addition to the AUP. Although these matters were held as part of the broader AUP hearing process, the Clevedon community was not fully engaged in this process and did not

know such provisions were being implemented. The 2017 RC process sought to give effect to these new rules within the existing SPQZ as part of a planned expansion of the Clevedon quarry. The SPQZ overlay was never intended to be used as an instrument to assess the effects of establishing a new SPQZ adjacent to an existing quarry. The Proposal seeks to use the existing SPQZ as precedence for future expansion. In our opinion, this is not how the existing SPQZ rules were intended to be used. The proposed quarry expansion is akin to establishing a new quarry, the fact it is located adjacent to an existing quarry is irrelevant in terms of any assessment of effects.

23. The Proposal has failed to demonstrate the presence of significant rock resource material. There have been no subsurface geotechnical investigations to ascertain the type, quality and volume of rock present, or the extent of overburden that will need to be removed. The Preliminary Rock Resource Assessment notes that the type and quality of rock is likely to be similar to the existing quarry. Aggregate quality at the existing quarry is considered low and only useful for road chip seal and some hard fill applications. The existing rock is not suitable for use in concrete production. It is concerning that a PPC is being sought to quarry land where a detailed geotechnical assessment, including subsurface investigation, has not been undertaken. It is therefore difficult to correlate any perceived positive effects and balance these against the significant adverse effects outlined in this submission.

We, the submitters wish to present evidence in relation to the application, at any hearing.

ANTHONY BASIL THOMPSON

THELMA JOY THOMPSON

24 February 2023

Submission on a notified proposal for policy statement or plan change or variation

Clause 6 of Schedule 1, Resource Management Act 1991
FORM 5



Send your submission to unitaryplan@aucklandcouncil.govt.nz or post to :

Attn: Planning Technician
Auckland Council
Level 24, 135 Albert Street
Private Bag 92300
Auckland 1142

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name) Caroline Greig

Organisation Name (if submission is made on behalf of Organisation)

Address for service of Submitter

9 Mc Nicol Rd
RD 5 Papakura

Telephone: 021 181 291 Fax/Email: cgreig@extra.co.nz

Contact Person: (Name and designation, if applicable)

Scope of submission

This is a submission on the following proposed plan change / variation to an existing plan:

Plan Change/Variation Number PC 89 (Private)

Plan Change/Variation Name Clevedon Quarry

The specific provisions that my submission relates to are:

(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s) The Plan Change in its entirety

Or
Property Address

Or
Map

Or
Other (specify)

Submission

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

I **support** the specific provisions identified above

I **oppose** the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are:

See attached document

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation

Accept the proposed plan change / variation with amendments as outlined below

Decline the proposed plan change / variation

If the proposed plan change / variation is not declined, then amend it as outlined below.

71.1

I wish to be heard in support of my submission

I do not wish to be heard in support of my submission

If others make a similar submission, I will consider presenting a joint case with them at a hearing

[Handwritten Signature]

Signature of Submitter
(or person authorised to sign on behalf of submitter)

Date

24/2/23

Notes to person making submission:

If you are making a submission to the Environmental Protection Authority, you should use Form 16B.

Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

I could / could not gain an advantage in trade competition through this submission.

If you could gain an advantage in trade competition through this submission please complete the following:

I am / am not directly affected by an effect of the subject matter of the submission that:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

I support the submission of the Clevedon Protection Society and, regarding the points below, I would add the following:

Increased truck numbers that will further congest and damage local roads.

I believe SAL has not completed the upgrades to the existing roading network required by the existing Resource Consent. Expansion of the quarry will put further stress on the surrounding road network. Surely this matter of upgrading the existing roading network should be resolved before any expansion of the quarry zone occurs. The fact that the applicant has not completed work required for the existing Resource Consent gives locals no confidence that any future requirements applied when granting any future Resource Consents will be actioned.

Loss of local amenity and safe recreational access to the Wairoa Gorge and Hunua Ranges beyond.

Locals have been experiencing just how much the trucks on the road (increased by the expansion of the Clevedon Quarry) make walking or cycling unsafe and significantly adversely affect the enjoyment of our home environment. Extending the quarry further will significantly increase the adverse effects felt by locals as well as walkers who enjoy walking the track at the end of McNicol Rd over to Cossey's Dam.

Visual impacts on surrounding country landscape.

SAL state that "In the case of Clevedon Quarry this plan has a timeframe of around 50 years". SAL is a subsidiary of Fulton Hogan – the same company who went to the Environment Court in 2018. At that hearing Fulton Hogan said they would do the remediation (rehabilitation) at the end of the project rather than along the way (which was what was requested by those opposing the application). Fulton Hogan would appear to have known then that they would be seeking to extend the life of quarry out by 50 years so would seem to have had no intention in remediating the visual eyesore (caused by the quarrying) during the lifetime of most people living in Clevedon at that time.

Impact on local wildlife and biodiversity including native bats recently discovered along the Wairoa River.

I am not confident that the Ecological Assessment has been sufficiently thorough.

Setting a precedent

Quarry owners could potentially apply for a quarry in a small geographical area (appearing non-threatening to locals) and then, once they have their "foot in the door", could upsize the quarry area after buying surrounding land. This would have a definite impact (unlikely to be anything other than adverse) on the surrounding landowners. Allowing PCC89 could have consequences in other areas.

Allowing the plan change without a Resource Consent (RC) application at the same time dilutes the strength of evidence the applicant would need to produce at the time of RC application. The plan change would have already been approved, based on little or no scientific support evidence. This would mean there was not a need for more stringent scientific evidence to be produced to support the extension of RC.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 89 - Catriona Hitchman
Date: Friday, 24 February 2023 11:45:24 pm
Attachments: [CHitchman-QuarryPlanChange89-Feb2023.pdf](#)
[Clevedon Protection Society Submission PPC 89 Clevedon Quarry 24-02-23 20230224233937.834.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Catriona Hitchman

Organisation name:

Agent's full name:

Email address: chitchman@xtra.co.nz

Contact phone number:

Postal address:

PO Box 223

Clevedon

Auckland 2248

Submission details

This is a submission to:

Plan change number: Plan Change 89

Plan change name: PC 89 (Private): Clevedon Quarry

My submission relates to

Rule or rules:

Property address: 309 Mcnicol Road

Map or maps:

Other provisions:

Roading infrastructure, environmental issues

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

We disagree with the proposed quarry expansion for reasons around issues with roading infrastructure and environmental concerns.

I or we seek the following decision by council: Decline the plan change

| 72.1

Submission date: 24 February 2023

Supporting documents

CHitchman-QuarryPlanChange89-Feb2023.pdf

Clevedon Protection Society_Submission_PPC 89 Clevedon Quarry_24-02-23_20230224233937.834.pdf

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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24 February 2023

**Submission - Private Plan Change 89 - Clevedon Quarry
Clevedon Protection Society 2017 Incorporated**

These submissions are made on behalf of the Clevedon Protection Society 2017 Incorporated ("CPS") in respect of its submission opposing the application by Stevenson Aggregate Limited (SAL) to rezone land at the Clevedon Quarry ("the Proposal") via a Private Plan Change ("PPC").

CPS was formed in 2017 by a group of concerned residents to oppose the expansion of Clevedon Quarry. CPS reached a mediated settlement with SAL (formerly Fulton Hogan) in the Environment Court. CPS is a member of the Clevedon Liaison Group ("CLG") which was established to oversee the ongoing management and operation at Clevedon Quarry.

CPS strongly opposes the Proposal and seeks that it be declined. If the Hearing Commissioners are minded to approve the PPC, changes are sought to better avoid, remedy, and mitigate significant adverse effects of the Proposal.

Due to recent significant weather events including Cyclone Gabrielle, CPS has had limited time to seek expert advice and engage with its members to prepare this submission. The issues identified below outline our key concerns and additional evidence may be provided prior to any Hearing.

CPS's Concerns

1. The Proposal seeks to swap the extent of the Clevedon Quarry's ("the Quarry") Special Purpose Quarry Zone ("SPQZ") located in the northern half of 546 McNicol Road with a relocated SPQZ at 646 McNicol Road to the south of the existing Quarry. The land to the north which is proposed to be swapped includes an Outstanding Natural Feature overlay ("ONF"), Natural Stream Management Area ("NSMA") and Significant Ecological Areas ("SEA") overlay. No existing or consented quarry development is located within these overlays. There is precedent (Brookby Quarry) that suggests the SEA and NSMA overlays could be removed to allow quarrying activities to be undertaken on this land without the need for rezoning. However, this land is understood to have poor rock resource and therefore is not viable for quarry activities. The suggestion that this is merely a land "swap" is therefore false. Because the land to the north is not viable to quarry, the Proposal seeks to effectively expand the quarry to the south where its claimed rock resources are more favourable. This is not a "like for like" land swap. Rather, it is a major



quarry expansion. The effects of the rezoning/relocation of the SPQZ are significant given the SPQZ area that could be quarried under the Proposal is effectively doubling in size.

2. SAL owns approximately 400ha to the south of the existing quarry. CPS is concerned that should the Proposal be approved, it will create a precedence for future expansion to the south. Such an expansion could create a "mega quarry" well beyond the current Proposal. The necessity for medium- and long-term quarry development planning is highlighted in the Proposal. The Proposal suggests that Rural Productive land to the south could be rezoned and quarried in the future but provides no detail as to the extent of future development beyond the current Proposal. The Proposal should outline SAL intentions to further develop the Clevedon Quarry including timeframe and scale given the likely precedence this PPC could set.
3. The proposal will result in a net loss of some 31 hectares of Rural Productive land. Clevedon is a mixture of countryside living, residential, and rural productive land. Clevedon is still largely a farming community on the fringe of metropolitan Auckland. It is therefore vitally important that every acre of rural productive land is protected for future generations. It is the fabric of our community and an important natural resource that provides economic benefit to our community.
4. It is unusual for a Private Plan Change application to be submitted without an accompanying Resource Consent application so that the proposed land use, operations, and significant adverse effects can be properly understood and either avoided or mitigated. Such adverse effects that would otherwise be considered as part of a Resource Consent would include truck movements, aggregate extraction volume, noise, dust, operating hours, visual and landscape effects, social impact, heritage and culture. Whilst SAL has previously advised that they do not plan to amend their existing consent, to give effect to the proposed PPC, either a new or amended RC would be required. We therefore believe such a consent should be considered as part of the proposed PPC.
5. The existing Resource Consent requires certain upgrades to the existing roading network before truck volume restrictions can be removed. To date, SAL has been unable to obtain approval from Auckland Transport (AT) to complete these improvements. Furthermore, funding for these improvements and the ongoing maintenance has not been agreed to between SAL and AT. Other improvements such as the new bridal trail to address resident safety have not materialised despite the existing consent being in effect since 2018. CPS is concerned that no agreement will be reached between AT and SAL

for the required upgrades. Any proposed expansion of the quarry as proposed in the PPC will likely require an increase in truck numbers (as allowed under the existing consent) requiring associated roading and safety improvements. This issue must be resolved before any proposed rezoning occurs as the long-term effects are likely to be greater than what is covered under the existing RC.

6. The existing roading network (McNicol and Tourist Road) was never constructed to carry HPMV quarry trucks. An example of the improvements required to the local roading network is evident at Brookby Quarry. These roads were never constructed either for the weight and volume of HPMV quarry trucks using that section of road. Auckland Transport is constantly repairing Brookby Road for this very reason, and this cost is not borne by the quarry operator. The same issues are present at Clevedon Quarry and the Proposal fails to address this issue. Formal agreement is required between SAL and AT.
7. The recent severe weather events have significantly eroded and undermined the end of McNicol Road leading to the quarry. This poses a significant safety risk and environmental hazard should the remaining road fail and slip into the Wairoa River. There is barely enough room for one truck to safely use this section of road. Proposed roading upgrades have not materialized as there is insufficient public land available to widen and complete necessary road safety upgrades along McNicol Road.
8. The Proposal fails to provide an accurate stock take of Auckland's current and forecasted aggregate supply. Local quarries including Brookby and Drury have plentiful supplies of high-quality aggregate to meet the medium and long term demands of Auckland. SAL owns and operates the Drury quarry which was acquired in 2018. This quarry more than replaces their quarry at Whitford and with many large infrastructure projects in Auckland being stopped, there is no evidence within the PPC that justifies the proposed expansion. Further investigation and evidence are required to support the PPC.
9. The existing Clevedon quarry is known to only have low grade aggregate. The Proposal fails to address the environmental impact of expanding the existing quarry and how this is offset against the local and regional economic benefits. Much of the commentary in the Proposal is subjective and lacks any economic or market-based evidence.
10. Previous reports by Boffa Miskell submitted by SAL as part of the 2017 Resource Consent process determined that the quarry site had a high



ecological value. Reports submitted within the PPC suggest the site has a low ecological value. The evidence contained within the PPC is largely based on opinion rather than hard evidence or site investigation. Further investigation and expert-based evidence is required.

11. Native Long-Tailed Bats have recently been discovered along the Wairoa River adjacent to the existing Quarry. The Department of Conservation lists long-tailed bat populations as "critical" and in danger of extinction. Very little is currently known about the bat population or their nesting locations in Clevedon. CPS is concerned that any proposed changes to the existing quarry or local environment could have a detrimental impact on this vulnerable bat population. Further investigation and reporting are required.
12. The Proposal fails to identify the Social Effects of the PPC citing no increase in SPQZ. The effective area of proposed quarrying activity is doubling, therefore the social impact of this should be assessed and either avoided or mitigated. The most recent quarry expansion has resulted in the Te Araroa walking trail to be relocated from Clevedon to Mangatawhiri via Hunua, and McNicol Road to high-traffic areas to Mangatawhiri via Takanini and Papakura. This now means that trail walkers bypass Clevedon and a significant rural and scenic section of the trail.
13. The Proposal makes only cursory comments with regards to the Cultural Effects of the PPC. The Proposal does not include a detailed Cultural Assessment that is informed by the local Iwi, Ngai Tai Ki Tāmaki Tribal Trust. Otau Mountain, which lies to the north of the existing Quarry, and the adjacent Wairoa River, are of cultural and ancestral significance that requires further understanding and input from local Iwi as to their meaning and protection. Ngai Tai Ki Tāmaki Tribal Trust are the kaitiaki (guardians) of the river and must be consulted as part of this process.
14. Expanding the SPQZ to the south will have a significantly greater adverse Visual effect given the existing SPQZ area to the north was never likely to be quarried. The visual effect is effectively doubling. This effect will be felt most by residents on McNicol and Tourist Roads, and from the growing population and visitors to Clevedon Village. The Proposal fails to address this additional adverse effect. The proposed SPQZ expansion area is currently planted in pine and being harvested. The adverse effects if this area was to be quarried are clear. When replanted in pine, this area will return to a natural landscape within 3-5 years. If this area is quarried, it will have adverse effects on the natural landscape forever. The retention of the Northern ridgelines remains an important buffer to residents on McNicol Road.



15. Existing quarry operations have resulted in significant damage to the Southern Stream. The applicant has previously received an Abatement Notice for this damage and repairs are still ongoing some four years later. Existing streams and areas of ecological significance are extremely sensitive to quarry operations. Quarry activities by their very nature change water courses and drainage from upstream catchments. Damage to the existing Southern stream is just one example of the adverse effect of quarry operations adjacent to sensitive waterways and ecological areas. Recent damage is outlined in the Proposal and with Climate Change severe weather is only likely to increase.
16. The Proposal fails to assess the impact of Climate Change and the need for emission reductions. The Proposal does not explore how the aggregate or construction industry will change in response to Climate Change and the need for quarries in the future. It is naive to think that quarries as we know them today will operate the same in 20, 50 or 100 years.
17. Whilst sediment control measures can be implemented within the quarry in line with regulations, the Hunua Ranges and Wairoa River continuously face the risk of significant flooding. These control measures are no match for such floods where we are now regularly seeing levels exceeding 1:100-year events. Cyclone Gabrielle recently caused the Wairoa River to exceed all previous flood levels. Sediment in the river is at an all-time high. The Proposal fails to acknowledge this risk of further erosion and sediment flowing into the Wairoa River because of severe weather events. The Wairoa River has experienced three flooding events in excess of a 1:100-year event over the past decade. Water in the existing pit is known to overflow into the Wairoa River during heavy rain and flooding events. The effects of Climate Change and flooding on the Wairoa River have been ignored in the Proposal. The Wairoa River is the second largest in Auckland and must be protected and restored as an effective waterway for recreation, including kayaking, boating, food gathering, walking, picnicing, and hopefully swimming one day. The Wairoa River is also the only managed Trout fishing river in the Auckland Region, with recreational angling enjoyed by many. The increasing sedimentation of the river and declining water quality is marginalising this activity and other recreational opportunities.
18. Clevedon is undergoing significant development and change as it welcomes new residents and families into its community. Significant residential development is occurring within the Village and to the South towards Clevedon Quarry. This development is a mixture of countryside living and residential development. A new retirement village is also being built. The scale of development and investment in Clevedon as a destination to live and play

is significant. The proposed expansion of the Clevedon Quarry, plus any future planned development, is in stark contrast to the community and recreational destination that Clevedon has, and is, becoming. Quarry trucks don't mix well with children, families, and communities. Residential developments and rural lifestyle properties don't mix well with industrial scale quarry operations. Clevedon is a destination known region wide for its Farmers market, cycling, walking trails, polo, equestrian and other outdoor recreational activities. Clevedon is a popular location for all Aucklanders to visit and is one of the key gateways to the Pohutukawa Coast and Hunua Ranges.

19. Land stability and the method by which the existing quarry has been developed has been of concern to CPS and the community for many years. The existing quarry has seen several slips occur in recent years. One notable slip caused significant damage to the Southern stream. Should a significant slip occur within the current or proposed SPQZ, this would pose a significant risk to adjacent properties, Wairoa River, and wider Clevedon area out to the coast. The underlying geology of weathered rock and overburden on steep slopes poses a significant risk when combined with severe weather events like Cyclone Gabrielle. There is evidence further down Otau Mountain of landslides in recent years.
20. The Clevedon quarry is located directly on top of an active earthquake fault line. This fault is understood to have last moved in 1894. Evidence within the PPC fails to properly assess this risk. With recent earthquakes on the adjacent Kerepehi fault at Te Aroha (to the south) and the ongoing earthquake swarm in the Hauraki Gulf, this risk requires further investigation and expert reporting. Rock close to fault lines is known to be highly fractured and of low quality due to movement within the fault itself.
21. The Proposal does not address the risk of flooding either from within the existing quarry, or from the adjacent Wairoa River. Sediment build-up in the Wairoa River and forestry slash are creating more destructive flooding events than ever before. The existing quarry has limited flood protection. Any expansion of the existing quarry will alter water courses and could cause new areas to flood and or worsen existing flooding. Should there be a major slip within the quarry or surrounding areas, this has the potential to block the Wairoa River (in full or part), causing devastation with silt and rock material being transported down the river via flood waters and into the Clevedon flood-plain and beyond into the Hauraki Gulf.
22. The Proposal assumes that aggregate from the quarry is transported solely via trucks using the local roading network. As stated in the Proposal, quarry developments need to take a long-term view (50 to 100 years) with respect to

investment and viability. The Proposal does not consider alternative methods of transportation including rail as is done internationally. If Clevedon quarry is of such regional significance and is envisaged to be in operation for at least 100 years or more, investment in purpose built aggregate haulage infrastructure must be considered if this PPC is to be considered. A connected-up strategy between quarry operators, Auckland Council, and Auckland Transport is required to ensure appropriate investment is provided for all supporting infrastructure as part of any long term city planning. Considering such a PPC without any plans for supporting infrastructure would further increase the level of adverse effects.

23. Clevedon quarry is at the end of a long metal road in Southeast Auckland. It is not easily accessible as trucks must travel some 22km on rural roads in each direction to access the Auckland motorway system. The roading network serving the Brookby Quarry is a prime example of poor infrastructure planning serving a large quarry. On Tourist Road there is a one-way bridge, and a section of McNicol road is only a single lane. Tourist Road also includes several high-risk intersections which do not support HPMV quarry trucks. Tourist and McNicol Road regularly flood. These matters need to be addressed as part of any PPC as the Resource Consent process assumes the existing supporting infrastructure is already in place for such land use and future developments. The Proposal ignores these offsite effects and instead seeks to defer to a future Resource Consent process that will not be able to consider these adverse effects.
24. The lack of any local positive effects in support of this Proposal is concerning. The positive effects outlined in the Proposal are self-serving in nature. The Proposal does not propose any positive effects for the Clevedon community who will be the most affected.
25. The existing SPQZ at Clevedon Quarry was introduced during the establishment of the Auckland Unitary Plan ("AUP"). This overlay sought to protect existing use rights and was a late addition to the AUP. Although these matters were heard as part of the broader AUP hearing process, the Clevedon community was not fully engaged in this process and did not know such provisions were being implemented. The 2017 RC process sought to give effect to these new rules within the existing SPQZ as part of a planned expansion of the Clevedon quarry. However, the SPQZ was never intended to be used as an instrument to assess the effects of establishing a new SPQZ adjacent to an existing quarry. The Proposal seeks to use the existing SPQZ as precedence for future expansion. In our opinion, this is not how the existing SPQZ rules were intended to be used. The proposed quarry expansion is akin



to establishing a new quarry, the fact it is located adjacent to an existing quarry is irrelevant in terms of any assessment of effect.

26. The Proposal has failed to demonstrate the presence of significant rock resource material. There have been no subsurface geotechnical investigations to ascertain the type, quality and volume of rock present, or the extent of overburden that will need to be removed. The Preliminary Rock Resource Assessment notes that the type and quality of rock is likely to be similar to the existing quarry. Aggregate quality at the existing quarry is considered low and only useful for road chip seal and some hard fill applications. The existing rock is not suitable for use in concrete production. It is concerning that a PPC is being sought to quarry land where a detailed geotechnical assessment, including subsurface investigation, has not been undertaken. It is therefore difficult to correlate any perceived positive effects and balance these against the significant adverse effects outlined in this submission.
27. In CPS's opinion, the level of reporting and supporting evidence provided as part of the PPC is low, full of conjecture, and is based on opinion rather than evidence. Further supporting evidence and expert advice is required in the following areas:
 - a. Rock resource assessment
 - b. Economic impact
 - c. Ecology
 - d. Heritage and Cultural
 - e. Visual and Landscape
 - f. Social impact
 - g. Traffic
28. In addition to the above, CPS may present additional evidence as part of any hearing process including but not limited to the following:
 - a. Legal considerations
 - b. Planning evidence
 - c. Traffic Impact evidence
 - d. Heritage and Cultural evidence



- e. Noise evidence
- f. Social evidence
- g. Economic evidence
- h. Visual and Landscape evidence
- i. Ecology evidence

Ends

Clevedon Protection Society

24 February 2023

Submission – Private Plan Change 89 – Clevedon Quarry

Catriona Hitchman – Local Resident, McNicol Road, Clevedon

These submissions are made by me, on behalf of my family and myself, who live on McNicol Road in respect of our opposition to the application by Stevenson Aggregate Limited to rezone land at the Clevedon Quarry via a Private Plan Change.

Our main concerns are as follows:

1. Roothing

The quarry is located some 20 plus km from the nearest motorway system and the country roads in between are poorly maintained. We understood that as part of the existing consent (in effect since 2018) issues surrounding the suitability and safety of the infrastructure and roading network were to be addressed and improved upon. We've seen no evidence of any improvements. There were also supposed to be other improvements to address resident safety such as a bridle trail which also has not eventuated.

The Quarry is located down a long metal road, and in some places is only wide enough for one truck. The local roading infrastructure includes several high risk intersections and a one lane bridge and is totally unsuitable for vehicles the size of the quarry trucks and trailers or to support an increase in physical truck movements which an expansion of the quarry would require.

McNicol and Tourist Roads in particular are used by the children and adults of the wider community for walking, running, cycling, horse riding and a potential increase in truck movements as part of the proposed quarry expansion will make many of these activities nigh on impossible. While there has been an effort by the Quarry management to try and impose a 50km speed restriction on quarry trucks, unfortunately it appears that external contractors can only be encouraged to abide by this limit of 50km and it's not enforceable. A large number of trucks do seem to keep close to this limit, however there are a number who seem unable to even keep to the actual legal limit of 60km. In addition some of these truck drivers are not respectful or tolerant of the rights for local residents to safely pursue some of the outdoor activities mentioned previously.

2. Environmental Concerns

Both McNicol and Tourist Roads are susceptible to flooding, the instances and intensity of which are increasing. The flooding during the most recent weather event surpassed all known records and have caused erosion on McNicol Road towards the quarry.

The Wairoa river floods regularly, and high level flooding cuts off access to both McNicol and Tourist Roads. The most recent weather event (Cyclone Gabrielle) caused record breaking flooding in the river and the surrounding area. As a local property owner we have noted an increase in the amount of slash

and silt being distributed during these high flood events. With Cyclone Gabrielle in particular we found 3-4 inches of silt through our lower lying paddocks flooded by the river. We don't feel the current Proposal addresses the risks involved either from within the existing quarry or a possible expansion of the quarry with regards to increased erosion or sediment into the river.

The river is used regularly by the wider community for many recreational activities, but the declining water quality is impacting it's use for these activities.

We also understand that the Native Long Tailed Bats (listed as critical by DOC) were recently discovered along the Wairoa River near to the existing quarry. We feel very strongly that more in-depth investigation is required into the population and behaviours of these bats before any quarry expansion is considered.

3. Earthquake Fault Line

We understand that the quarry is located directly on top of an active fault line. This gives us particular concern as we were advised some years ago that this fault line may also run directly through our property. We feel strongly that the risk of expanding the quarry around this fault line needs to be fully investigated and expert risk assessment needs to be undertaken

4. Social

Clevedon is expanding exponentially itself with residential developments, rural lifestyle properties and even a new retirement facility. While we all understand the need for aggregate in an expanding city, a large scale working quarry is totally inappropriate within a growing mixed rural/residential community.